



# Busy Bees Estate Agents Ltd.



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## 2 BEDROOM PENTHOUSE AND 2 BEDROOM GARDEN APARTMENT, ON EXCLUSIVE COMPLEX - BAHCELI



**£224,950 & £249,950 – ONLY 2 REMAINING!**

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Completion the end of 2023</li><li>• 2nd phase completes end of 2025</li><li>• 2 payment plans available</li><li>• Terrace for garden apartment and roof terrace for penthouse</li><li>• Total area 86.4m<sup>2</sup> to 164.4m<sup>2</sup></li><li>• 2 double bedroom/2 bathroom</li><li>• Communal pool &amp; childrens pool</li><li>• Landscaped gardens</li></ul> | <ul style="list-style-type: none"><li>• 2 bedroom villa with private pool and also 1 &amp; 3 bedroom apartments available (garden &amp; penthouses)</li><li>• Walking distance to the sea</li><li>• Walking distance to the Coconut Bistro, Californian restaurant &amp; Tawny's Pub</li><li>• 15 min drive to Korineum golf course</li><li>• 30 minute drive to Kyrenia city center</li><li>• 5 minute drive to large supermarket</li></ul> |
|---|--|

### Quality! Location! Views!

There are only 2 of these two bedroom apartments now available; 1 garden at £224,950 and 1 penthouse at £249,950....so you are going to have to be quick!! They are situated on an exclusive complex where you are walking distance to the coast and also three great restaurants...Tawny's pub, Coconut Bistro and The Californian Restaurant! The garden apartments have 6.4m<sup>2</sup> terracing from the lounge and the penthouses have a 76.5m<sup>2</sup> roof terrace, plus a terrace from the lounge. The complex has a large communal pool, childrens pool and landscaped gardens; Also there are 1 x one beds and 2 x three bedroom apartments remaining – prices from £134,950 - £274,950 and there are 3 x two bedroom bungalows available, which have their own private pool, huge roof terrace and a semi open garage. Phase one will be completed the end of 2023 and the second phase completed by the end of 2025. **Reference HP2856-2A**









## TYPE A 2+1 GROUND FLOOR PLANS



- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| 1 Livingroom 25.00m <sup>2</sup>      | 6 Bathroom 5.32m <sup>2</sup>       |
| 2 Kitchen 13.00m <sup>2</sup>         | 7 Terrace 6.40m <sup>2</sup>        |
| 3 Parents Bedroom 16.96m <sup>2</sup> | 8 Balcony 1.50m <sup>2</sup>        |
| 4 Ensuite Bathroom 4.12m <sup>2</sup> | 9 Balcony 1.00m <sup>2</sup>        |
| 5 Bedroom 12.10m <sup>2</sup>         | 10 Entrance Hall 1.00m <sup>2</sup> |

**Total Closed Area 80.00m<sup>2</sup> Total Usage Area 86.40m<sup>2</sup>**

## TYPE A 2+1 PENTHOUSE FLOOR PLANS



First Floor

First Floor

- |                                       |
|---------------------------------------|
| 1 Livingroom 25.00 m <sup>2</sup>     |
| 2 Kitchen 13m <sup>2</sup>            |
| 3 Parents Bedroom 16.96m <sup>2</sup> |
| 4 Ensuite Bathroom 4.12m <sup>2</sup> |
| 5 Bedroom 12.10m <sup>2</sup>         |
| 6 Bathroom 5.32m <sup>2</sup>         |
| 7 Terrace 6.40m <sup>2</sup>          |
| 8 Balcony 1.50m <sup>2</sup>          |
| 9 Balcony 1.00m <sup>2</sup>          |
| 10 Entrance Hall 2.50m <sup>2</sup>   |
| 11 Roof Terrace 76.50m <sup>2</sup>   |



Roof Terrace

Roof Terrace

**Total Closed Area 81.50m<sup>2</sup>  
Total Usage Area 164.40m<sup>2</sup>**

**Additional floor plans for the bungalows/1 and 3 bedroom apartments available on request**

## **UNDER CONSTRUCTION PAYMENT OPTIONS**

**(Available for Type A, B and D)**

<b>OPTION 1</b>	<b>OPTION 2</b>
2,000 GBP Two weeks reservation  35% down payment  Remaining 65% payable Monthly – Quarterly Until Key Handover End of 2023	2,000 GBP Two weeks reservation  60% down payment  Remaining 30% payable Monthly – Quarterly Until Key Handover End of 2023  10% after key handover in 6 months

**3,000 GBP Electric and Clean Water Fee  
5% VAT will be paid on key handover**

## **OFF-PLAN PAYMENT OPTIONS**

**(Available for Type C and V)**

<b>OPTION 1</b>	<b>OPTION 2</b>
2,000 GBP Two weeks reservation  35% down payment  Remaining 65% payable Monthly – Quarterly Until Key Handover End of 2025	2,000 GBP Two weeks reservation  60% down payment  Remaining 30% payable Monthly – Quarterly Until Key Handover End of 2025  10% after key handover in 6 months

**3,000 GBP Electric and Clean Water Fee  
5% VAT will be paid on key handover**



**Bahceli** is only a few minute's drive from the North Cyprus, Korineum Golf Course, and is situated close to the peaceful and quaint Cypriot village of Esentepe where you will find grocers shops, bars and restaurants. Living near Esentepe one gets the best of all worlds; easy access to the resort town of Kyrenia, easy access to both Ercan airport and the Beyarmadu/Pyla border crossing for links to south Cyprus. All this from a location that benefits from some of the very best Cyprus views and the stunning Mediterranean climate; furthermore, back from the village you have pine forests, olive groves and the gentle foot hills of the Besparmak mountain range are accessible and great for wintertime walks.

### **Travel Times to Amenities**

- H Gul supermarket: 5 minute drive
- Tawny's pub, Californian restaurant and the Coconut bistro are just a short walk away
- Plenty of restaurants within 5/10 minutes drive
- Korineum Golf and Beach Resort : 15 minute drive
- Beaches nearby: 15 minute walk
- Ercan airport: 45 minute drive
- Kyrenia city centre and General Hospital: 30 minute drive
- Pharmacy: 5 minute drive

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