



Busy Bees Estate Agents Ltd.



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FANTASTIC 2 BEDROOM BUNGALOW WITH PRIVATE POOL AND ROOF TERRACE ON EXCLUSIVE COMPLEX - BAHCELI



£349,950 – ONLY 3 NOW AVAILABLE

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| <ul style="list-style-type: none">• Completion the end of 2025• First phase completes end of 2023• 2 payment plans available• Private swimming pool 25.50m2 with terrace• Huge roof terrace (82.40m2)• 2 double bedrooms• 2 bathrooms• Semi open garage• Communal pool & childrens pool | <ul style="list-style-type: none">• Landscaped gardens• 1, 2 & 3 bedroom apartments also available (garden & penthouses)• Walking distance to the sea• Walking distance to the Coconut Bistro, Californian restaurant & Tawny's Pub• 15 min drive to Korineum golf course• 30 minute drive to Kyrenia city center• 5 minute drive to large supermarket |
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Quality! Location! Views!

These 2 bedroom, 2 bathroom bungalows definitely won't be on the market long, as they are situated on an exclusive complex and you are walking distance to the coast and three great restaurants. You have a terrace from both the open-plan living room and master bedroom, which opens out to your private swimming pool, plus you have a really spacious roof terrace, just perfect for summer sofas and Jacuzzi, as well as a semi open garage. The complex has a large communal pool, childrens pool and landscaped gardens; also there are just a handful of apartments now available....5 x one beds, 2 x two beds and 2 x three bedroom apartments remaining – prices from £134,950 - £274,950. Phase one will be completed the end of 2023 and the second phase completed by the end of 2025.

Reference HP2856-V





TYPE V 2+1 VILLA FLOOR PLANS



Ground Floor



Roof Terrace

- 1 Kitchen + Livingroom 36.70 m2
- 2 Bedroom 18.20m2
- 3 Bathroom 5.20m2
- 4 Bathroom 5.20m2
- 5 Bedroom 17.10m2
- 6 Terrace 23.80m2
- 7 Semi Open Garage 23.35m2
- 8 Roof Terrace 82.40m2
- 9 Swimming Pool 25.50m2

Total Closed Area 82.40m2
Total Usage Area 247.45m2

Additional floor plans for the apartments available on request

UNDER CONSTRUCTION PAYMENT OPTIONS

(Available for Type A, B and D)

OPTION 1	OPTION 2
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)

OPTION 1	OPTION 2
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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