



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
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## A SANDY BEACH AND 5\* AMENITIES ON A HIGH CLASS RESORT IN BOGAZ



### 2 BEDROOM FROM £213,675

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| <ul style="list-style-type: none"><li>• <b>Exchange title deeds</b></li><li>• <b>Interest free payment plans</b></li><li>• <b>Guaranteed income</b></li><li>• <b>2 bedroom approx. 92m2 interior + 19m2 terrace</b></li><li>• <b>Roof top infinity pool, lounge area in each apartment building</b></li><li>• <b>Indoor fitness center and children's playground in each building</b></li><li>• <b>On site restaurant, lunch hall and bar</b></li><li>• <b>Themed communal pools &amp; Spa center</b></li><li>• <b>2025 / 2026 completion dates</b></li><li>• <b>Full property management services</b></li><li>• <b>Water sports and extra activity clubs</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Within 5 minutes walking distance from a sandy beach</b></li><li>• <b>Touristic features close by</b></li><li>• <b>Full property management services</b></li><li>• <b>Bus and taxi services</b></li><li>• <b>Bars and restaurants within 5 min walking distance</b></li><li>• <b>Access to the developer's sister resort with extra facilities</b></li><li>• <b>Grocery and necessity stores close by</b></li><li>• <b>20 minutes' drive into Famagusta City Centre</b></li><li>• <b>50 minutes' drive from Ercan Airport</b></li><li>• <b>80 minutes' drive from Larnaca Airport</b></li></ul> |
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**Reference No: HP2907 – 2**

Recently launched! An outstanding high class resort where the quality and design has been inspired by the exquisite characteristics of properties in Dubai. Each 24 story apartment building will hold its very own roof top infinity pool, roof top lounge area, an indoor gym and children's playground. The outside amenities will include a restaurant, bar, lunch hall, a fully equipped spa center plus a large themed communal pool with pergolas and sunbeds. In addition to the 5\* hotel style facilities on site customers will have access to the developer's sister resort where you will find an Italian restaurant, another spa center plus the areas largest aqua park. Within just a short 5 minute walking distance lies a beautiful sandy beach with luxury cabanas, sunbeds and popular beach bar.

Currently, the resort has been deemed as '*The Investors Choice*' thanks to the potential for high class buy to let investment and buy to sell investment with '*Launch pricing*'.

Generally, with off – plan projects we see at least a 30% increase in property value by completion and the average ROI for a buy to let investment ranges between 7% and 8% depending on property choice.

### ***24% RENTAL GUARANTEE RETURN OR CASH LIMITED TIME OFFER!***

#### **General facilities:**

- Special designed outdoor communal pools
- Outdoor fitness area
- Restaurant
- kids play ground
- Fitness center in each apartment building
- Indoor kids area in each apartment building
- Roof top infinity pool and lounge area in each apartment building
- Lunch hall and bar
- A sandy relaxing area called 'The desert zone' with Arabian style tents
- Fully equipped spa center

#### **Amenities on site include:**

- Access to the areas largest aqua park in the developer's sister resort
- Sandy beach within a short walking distance
- Water sport activities
- Indoor and outdoor festivities
- Sister resort restaurant
- Grocery store
- Spa and fitness center sister resort

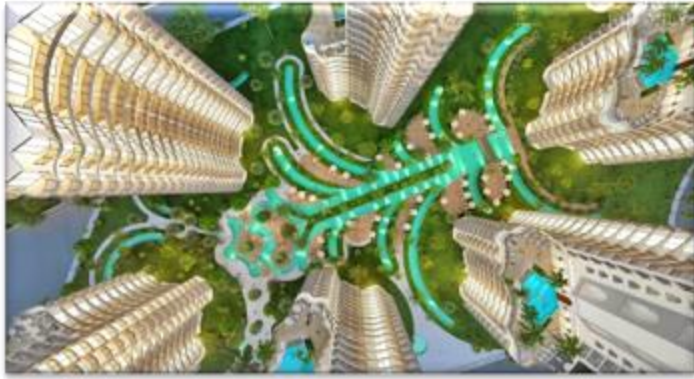
#### **Extra services include:**

- Full property management services
- Bus service into town
- Car hire available
- Internet available

#### **The concept so far:**











### General Payment plan option:

30% down payment  
70% within 80 monthly interest free instalments

### Rental potential:

Approx £630 per week / 20 weeks high season  
Approx £600 per month long term

### The Area

A small traditional fishing village that stands at the gateway to the Karpaz peninsula, with a stunning tiny harbour from which the fishermen take their boats every morning and return to sell their catch later in the day. The harbour is a favourite meeting place for locals and visitors to relax and enjoy the sea breeze, or take a dip in the crystal clear sea. The rest of the Bogaz coastline is also becoming one of the top places to be with the region recently named No.1 worldwide by Forbes Magazine for the best place to purchase beach front properties. Continuously growing while still maintaining its picturesque physique there are now many new restaurants, and cafes serving a variety of snacks and meals. Bogaz is a good stopping off point on the way further east to the Karpaz and with the new roads links Bogaz is ideally placed as a base for exploring the whole of the Island. From Bogaz onwards towards the Karpaz, everything and everyone moves at a slower pace as the countryside unfolds into vistas that tempt even the keenest driver to slow down. Enjoy it, old Cyprus is ahead!



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