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SEA VIEWS, PRIVATE POOL AND A ROOF TERRACE WITH BBQ, NEW 3 BEDROOM DETACHED VILLAS IN BOGAZ



FROM £400,000 + VAT

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| <ul style="list-style-type: none">• Pre 74 Turkish title deed• 3 Bedroom, 3 bathroom approx. 197M2 interior, 40m2 roof terrace, 315-246 plots• Master bed with en suite• Private driveway• Private pool and garden area• Private roof terrace with bbq• Optional smart home system• Private and gated residence• Sea views• Completion approx. July 2025• Interest free stage payment plans• High ceilings and modern architecture• Buy to let potential | <ul style="list-style-type: none">• 10 minute walking distance to the Bogaz harbor and beach• 10 minute walking distance to bars, restaurants and a cafe• Closest supermarket 15 minute walking distance• Local pharmacy, school, and health centre• 5 minutes drive to Iskele Town Center• 20 minutes drive from Famagusta City center and its famous Old Town• Touristic features close by• Larnaca airport approx. 90 minutes drive• Ercan airport approx. 50 minutes' drive |
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Reference Number: hp2919-3D

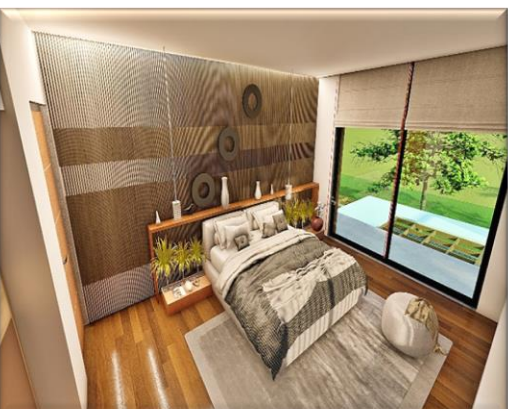
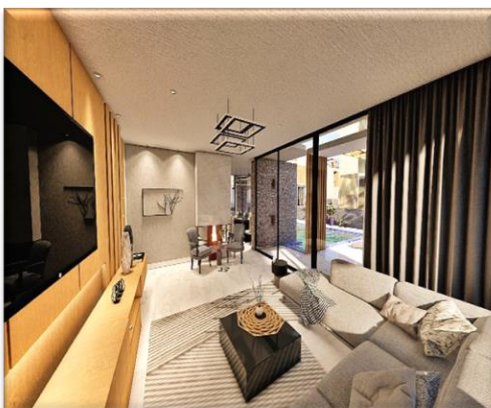
These brand new villas have been designed to offer a classy yet comfortable lifestyle. They will reside in the prime location of Bogaz, situated on a hilltop that boasts beautiful views of the blue Mediterranean sea. The residence itself consists of just 12 detached villas, each with their very own private pool and garden area, a private drive and a roof terrace with a bbq area big enough to hold

luxury outdoor furniture. Offered amongst these wonderful homes are 3 bedroom options with the master bedroom containing an en suite, a family bathroom, guest w/c and a semi open plan living / kitchen area that overlooks the pool and spacious garden. What makes these villas even more special is the optional integrated smart home system where the electrics can be controlled through a home device. Definitely smart indeed.

In addition to all of the above, within just a short walking distance you will reach the beautiful Bogaz harbor that is filled with restaurants, bars, and a café, plus supermarkets within a 10-15 minute walking distance. Perfect for buy to let investment or for those looking for that sunny home abroad.

The Gallery:







Floor Plan:

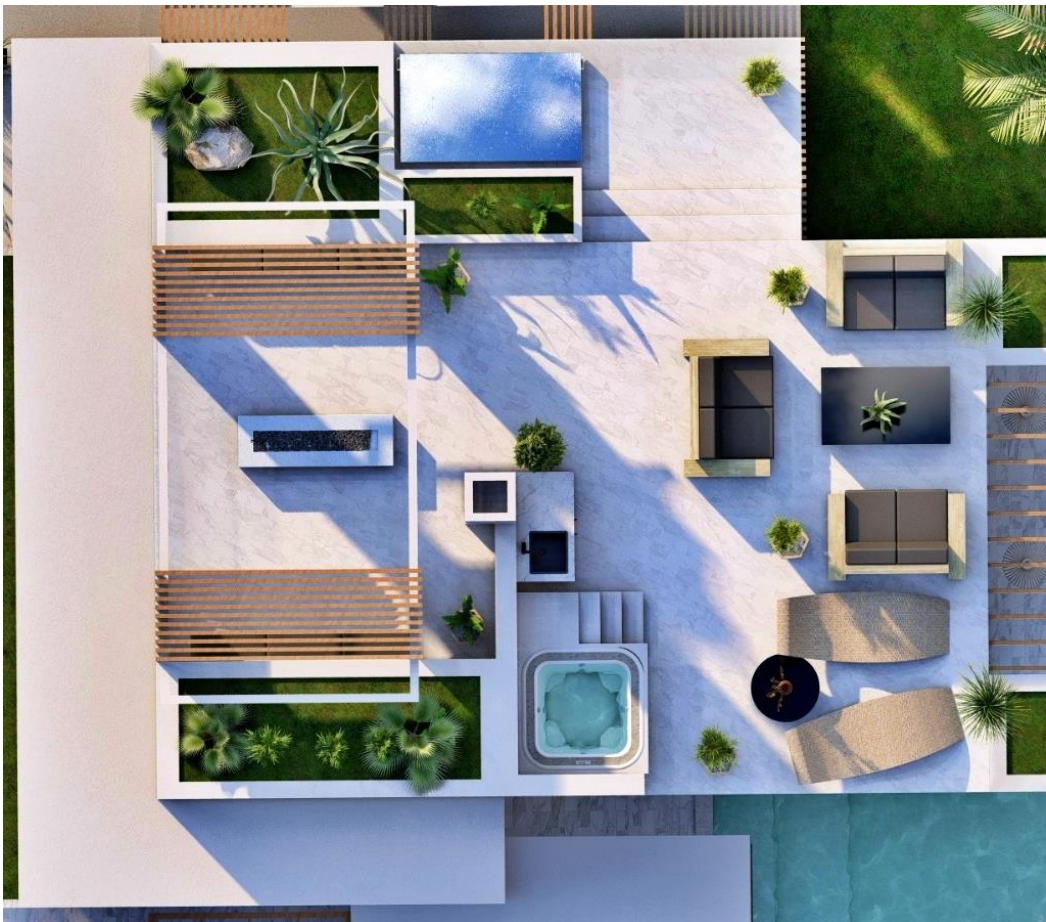
Ground floor



First floor



Roof terrace



Payment plan options:

35% down payment

Balance in interest free instalments until handover July 2025

Monthly or quarterly accepted.

Investment Potential:

Buy to let:

Short term holiday lets high season (approx through 20 weeks of the year) Approx. £800 per week

Long term rental: £800 per month

The Region

Bogaz Harbor

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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