



Busy Bees Estate Agents Ltd.



LAND, RESIDENTIAL PROPERTY, INVESTMENT PROJECTS

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BRAND NEW 2 BEDROOM TOWNHOUSES FOR SALE IN ALSANCAK



PRICES FROM £220,000 + VAT

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| <ul style="list-style-type: none">• Individual title deeds• 2 bedrooms semi detached town houses approx. 91m2 net, plot approx. 200- 250m2• Family and guest w/c• Private covered car port• Private garden and terracing• Completion approx. Dec 2024• Construction has already begun.• Interest free payment plan• Central heating infrastructure• On site communal pool with pool bar and restaurant / café | <ul style="list-style-type: none">• Elevated plot with sea views• 7 minutes' drive to the sea• Necat British college approx. 2 minutes' drive• Approx 5 minutes' drive to the main road with multiple bars, restaurants, cafes, supermarkets and much more• Girne harbour approx. 15 minutes' drive• Approx 57 minutes' drive to Ercan airport• Approx 90 minutes to larnaca airport |
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Reference No: CH009-2D

Situated in the foothills of one of the most popular villages in Kyrenia will be this lovely private and family friendly villa residence. Thanks to the elevated plot all owners will enjoy beautiful views of both the residence's tropical landscape and potential sea / mountain views in the distance. Within a short distance to all amenities including universities, schools, supermarkets, and restaurants these villas are no doubt a real treat. In addition to the local amenities the development itself will contain a large communal / children's pool, a luscious pool bar and an on site restaurant/café.

The properties themselves have been designed for luxury and comfort, with 91m2 living area that includes 2 luscious double bedrooms, a spacious open plan living and kitchen area plus a family bathroom and a separate

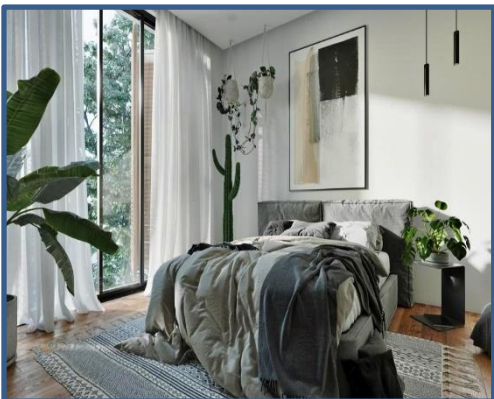
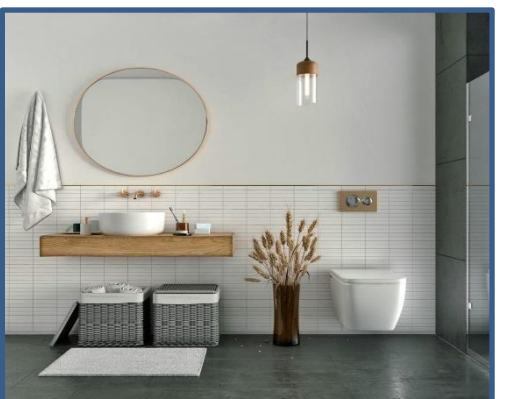
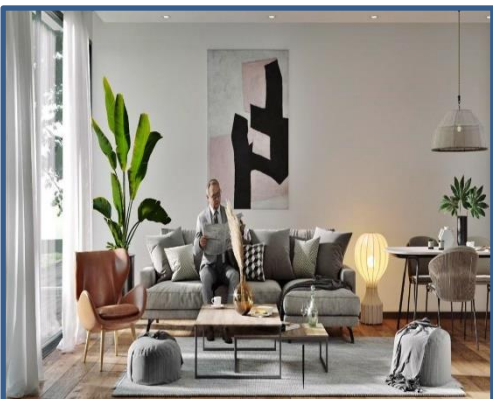
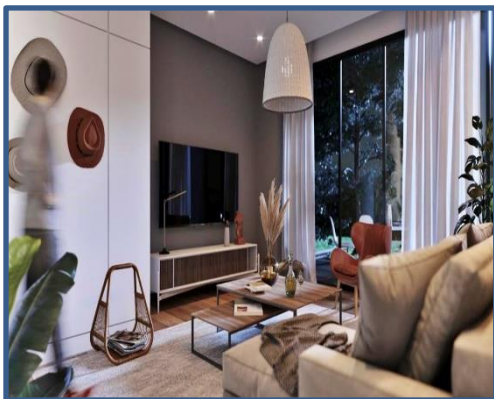
guest w/c. The exterior will boast a lovely private garden, perfect for those summer BBQs along with bedroom terraces boasting views of either the blue Mediterranean Sea or natural green mountains. In addition to all the above, why not take advantage of the interest free payment plan option. Please contact us to find out more.

Specifications:

- Nature-friendly material use from bricks to the paint
- Double glazed insulating aluminium joint window systems
- Accommodating daylight based on house orientation
- Stone paving on the exterior elevation
- Custom-design suspended ceiling and lighting systems
- Parquet flooring, marble or ceramic flooring for various parts in the house
- Built-in wardrobes in bedrooms
- Hot water heater with solar power
- Central cooling / heating system
- Sanitary ware reducing water waste
- Water Booster Pump
- Green space design
- Infrastructure for satellite, internet and phone
- Enclosed garage
- Complex Lighting
- Communal Swimming Pool

The Gallery:







Floor plan:

TYPE - C HOUSES
GROSS AREA: 110 M²



| | |
|--------------------|--------------------|
| Ground Floor Plan: | 49.5m ² |
| 1 Living Room: | 20.2m ² |
| 2 Kitchen: | 13.5m ² |
| 3 Hallway: | 6.5m ² |
| 4 Wc: | 3.2m ² |

| | |
|-------------------|--------------------|
| First Floor Plan: | 41.5m ² |
| 1 Bedroom 1: | 16.8m ² |
| 2 Bedroom 2: | 16.8m ² |
| 3 Wc + Shower: | 4.5m ² |
| 4 Wc: | 4.5m ² |
| 5 Hallway: | 5.8m ² |



Site plan:



Reservation and interest free payment plan:

- 2 Weeks Reservation: GBP 5.000
- 3 Weeks Reservation: GBP 10.000
- 35% Down payment
- Remaining %65 in interest free instalments until handover in December 2024

Payments can be monthly or quarterly.

Rental Potential:

Short term holiday let approx. 650 GBP per week

Long term approx. 650 GBP per month

Extra costs include:

5% VAT subject to a new property

Lawyers fees approx. 1800 GBP if you decide to use our recommended lawyer

Water and electricity infrastructure approx. 2500 GBP

Water and electricity connection

Maintenance fees yet to be determined.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Busy Bees Estate Agents nor any person in their employment or representing them, has any authority to make or give any representation or warranty whatsoever in relation to this property or transaction.

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