



Busy Bees Estate Agents Ltd.



LAND, RESIDENTIAL PROPERTY, INVESTMENT PROJECTS

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BRAND NEW 3 BEDROOM VILLAS FOR SALE IN ALSANCAK



PRICES FROM £315,000 + VAT

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| <ul style="list-style-type: none">• Individual title deeds• 3 bedrooms approx. 125m2 net, plot approx. 250- 300m2• Master bedroom with private en suite• Built in wardrobes throughout.• 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: CH009-3D

Situated in the foothills of one of the most popular villages in the Kyrenia region will be this lovely private and family friendly villa residence. Thanks to the elevated plot all owners will enjoy captivating views of both the blue Mediterranean Sea and large natural mountains. Within a short distance to all amenities including universities, schools, supermarkets, and restaurants these villas are a real gem. 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 will consist of 3 double bedrooms, the master with its very own private en suite, built in wardrobes throughout, a spacious open plan living and kitchen area plus a family and guest bathroom. There really isn't much more you can ask for!

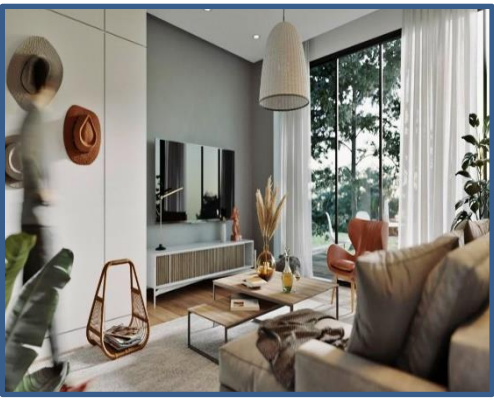
In addition to all of the above, why not take advantage of the interest free payment plan option. Please contact us to find out more.

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
- En-suite master bedroom – Akrilux Kitchen Cabinets
- 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
- Green Space Design

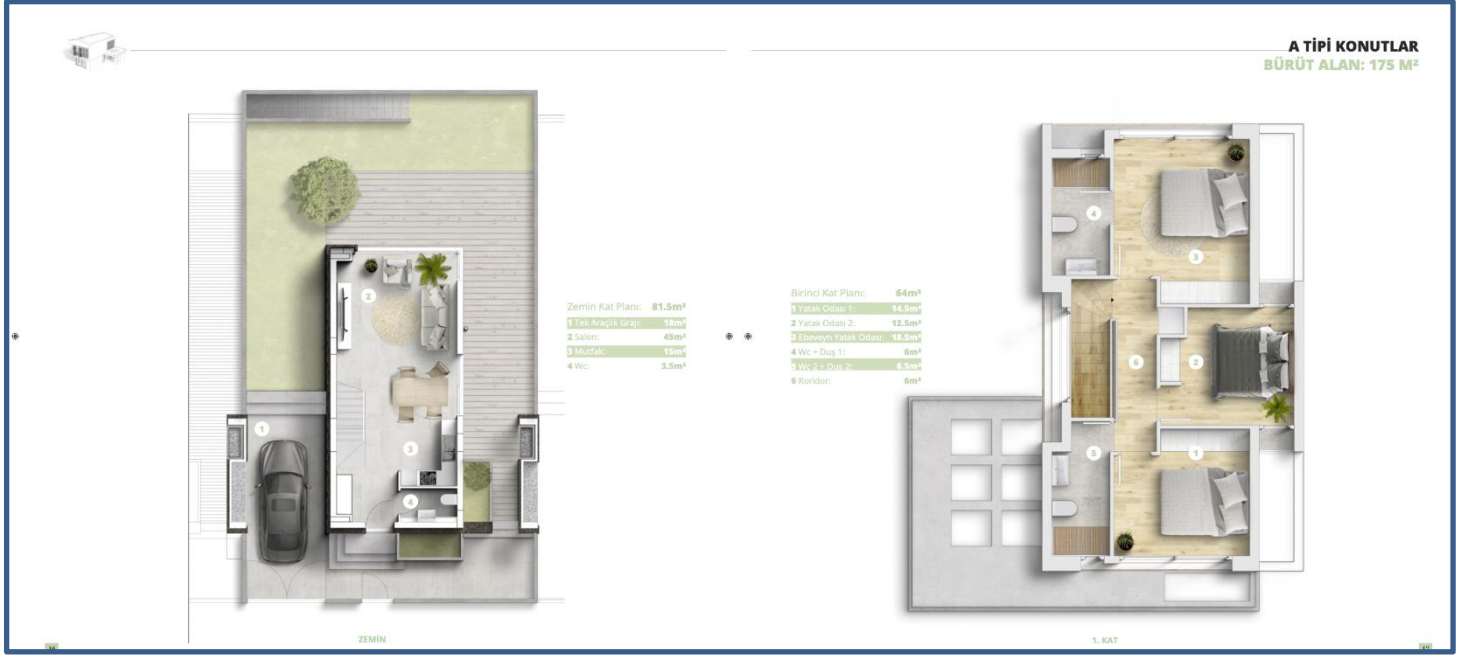
The Gallery:







Floor plan:



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. 850 GBP per week

Long term approx. 850 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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