



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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LOVELY 3 BEDROOM, 2 BATHROOM TOWNHOUSE WITH ROOFTOP TERRACE & COMMUNAL POOL BAHCELI



£220,000

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| <ul style="list-style-type: none">• Individual title deed available• Total covered area Approx 110m² and 40m² private roof terrace• 3 bedrooms + 2 bathrooms• Sold fully furnished• Fully air conditioned and fitted with fly screens• Private terrace with direct access to a large communal pool• Fully fitted kitchen with white goods• Well maintained quiet development | <ul style="list-style-type: none">• Short walk to beach and restaurant• Next to Maldives complex• Golf course 15 minutes away• Great holiday rental potential or permanent living• 5 minute drive to supermarket and pharmacy• 30 minute drive to Kyrenia City Center• 50 minute drive to Ercan airport• 90 minute drive to Larnaca airport |
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This lovely home resides in the one and only Crystal Bay Breeze complex that consists of just a handful of private homes with a large communal pool and lies in the ever so popular region of Bahceli within proximity to the sea and fabulous amenities. The property itself consists of a spacious lounge, diner and kitchen area which boasts wall to wall windows and features large sliding doors leading onto a cosy garden terrace. Enjoy direct access to the sparkling communal pool along the pleasant pathway. Providing comfort for those who may have difficulty with stairs, this wonderful home offers a downstairs double bedroom and bathroom with an additional utility space while the first level contains the master suite, a third bedroom and the family bathroom. The best feature of all is the

private roof terrace that boasts 360 degree panoramic views of blue Mediterranean sea and green mountains. No doubt the perfect place to sit and relax and perhaps even entertain!

Reference number: HP3089

Lounge/Dining:

A lovely open plan air-conditioned lounge area with large patio doors that open up onto the terrace overlooking a lovely gardens and a foot path to the pool

Kitchen:

The kitchen is open plan to lounge, diner and comes fitted with oven and hob, dish washer and fridge freezer and has a small window overlooking the front garden

Shower room (downstairs)

Fitted with quality fittings including a WC, wash basin and shower cubical

Master Bedroom: (up-stairs)

A large double bedroom with fitted wardrobes and air conditioning. It has a mezzanine window overlooking the lounge

Second Bedroom (downstairs)

A double bedroom with air conditioning, fitted wardrobes and a window to the front gardens.

Bedroom Three: (up-stairs)

Third double bedroom with air conditioning and mezzanine window overlooking the lounge

Family Bathroom: (up-stairs)

Fitted with wash basin, WC, and a bath with a shower over-head

Utility Room

The utility room is located in the corridor entrance under the stairs of the house and it fitted with washing machine

Complex

This property sits on a complex only a few minutes' walk from a beach, however if the beach is not your scene, then cool off in the large communal pool or tan on the surrounding sunbathing terrace. For nightlife and entertainment, the famous California restaurant lies within just a short stroll with many more situated along the coastline. The choice is simply yours.

Maintenance fees approx. £550 per year

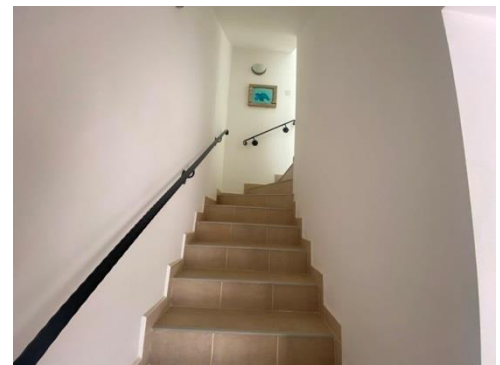
Rental Potential:

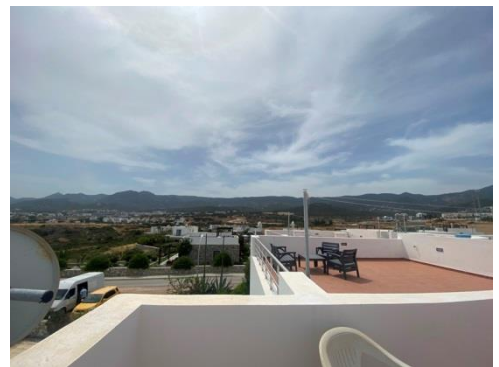
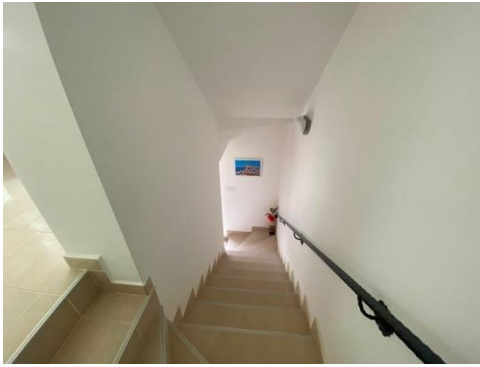
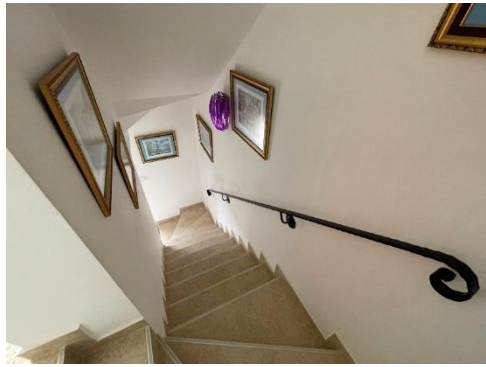
Short term holiday let approx. £560 per week

Long term approx. £550 / £600 per month

The Gallery:









Bahceli is only a few minute's drive from the new 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 Metehan 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

- Supermarket: 5 minute drive
- Californian restaurant 5 minute walk
- Maldives complex 5 minute walk with communal pool gym and spa (Small fees may apply)
- Plenty of restaurants within 5/10 minutes' drive
- Korineum Gold and Beach Resort : 10 minute drive
- Esentepe beach and beach club: 7 minute drive
- Pharmacy: 5 minute drive
- Tatlisu Zambak beach club: 10 minute drive
- Kantara castle: 35 minute drive
- Miniature town: 10 minute drive
- Kyrenia harbor: 35 minute drive
- St Hilarion Castle: 50 minute drive

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