



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166  
Kyrenia Branch (East) – Ozankoy North Cyprus Telephone 0090 533 8876563  
[info@busybeesestateagents-cyprus.com](mailto:info@busybeesestateagents-cyprus.com) [www.busybeesestateagents-cyprus.com](http://www.busybeesestateagents-cyprus.com)

## BRAND NEW GROUND FLOOR 2 BEDROOM 2 BATHROOM APARMENT WITH GARDEN AND COMMUNAL POOL IN BAHCELI



**PRICE £250,000 + VAT**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• <b>Individual title when ready, + 5% VAT</b></li><li>• <b>Interior approx. 80m2 plus terrace</b></li><li>• <b>2 bedroom, master with en suite</b></li><li>• <b>Ground floor</b></li><li>• <b>AC throughout, Built in wardrobes</b></li><li>• <b>Unfurnished</b></li><li>• <b>Terrace with garden area</b></li><li>• <b>Outdoor Communal pools with pergola and sun loungers</b></li><li>• <b>Children's pool</b></li><li>• <b>Indoor communal pool</b></li><li>• <b>On site gym</b></li><li>• <b>Fantastic for buy to let purpose</b></li><li>• <b>Close to amenities</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Approx 10 minute walk to closest beach</b></li><li>• <b>Closest restaurant 7 minute walk</b></li><li>• <b>Golf course 15 minutes away</b></li><li>• <b>7 minute drive to supermarket and pharmacy</b></li><li>• <b>Esentepe beach and beach club approx. 7 minute drive</b></li><li>• <b>Bars and restaurants along the coastline</b></li><li>• <b>30 minute drive to Kyrenia City Center</b></li><li>• <b>50 minute drive to Ercan airport</b></li><li>• <b>90 minute drive to Larnaca airport</b></li></ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

We are proud to present this brand new and modern 2 bedroom 2 bathroom ground floor apartment which is located on a well-designed resort filled with on site amenities including indoor and outdoor family friendly communal pools, a gym and outdoor lounge, seating areas. Best of all this wonderful piece of paradise lies within just a short walking distance from the North coast shoreline. The

apartment itself provides a comfortable living area comprising of 2 spacious bedrooms, both containing large built-in wardrobes and the master complete with a private en suite, an open plan living / dining area which overlooks the lovely garden and terrace, plus a family bathroom. Thanks to its onsite amenities and sought-after location this modern home will make a great investment indeed, for either buy to let, a second holiday home or even a forever home. The choice is simply yours.

**Ref: HP3100**

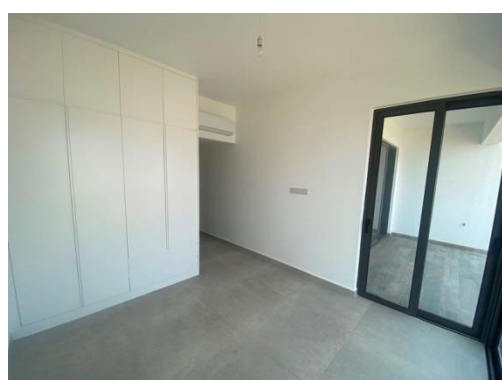
**Buy to let potential:**

Short term holiday approx. £100 per night

Long term rental approx. £750 per month

**Maintenance fees approx:**

**The Gallery**





### **The Region:**

**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.



---

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.

**Busy Bees Estate Agents Ltd is licensed to trade in estate agency and real estate within the TRNC. Government Register No. 066**