



# Busy Bees Estate Agents Ltd.

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## NEWLY REFURBISHED 2 BED 1 BATH PENTHOUSE WITH AMAZING SEA AND MOUNTAIN VIEWS - BAHÇELİ



## INDIVIDUAL TITLE DEED - £97,000

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| <ul style="list-style-type: none"><li>• <b>Individual title deed</b></li><li>• <b>2 bedrooms, family bathroom, Approx 70m<sup>2</sup> interior + approx. 40m<sup>2</sup> roof terrace</b></li><li>• <b>Private roof terrace with sea and mountain views</b></li><li>• <b>Open plan lounge / kitchen</b></li><li>• <b>Fitted wardrobes</b></li><li>• <b>AC throughout</b></li><li>• <b>Communal swimming pool &amp; children's pool</b></li><li>• <b>Outdoor communal pergola with seating area</b></li><li>• <b>Gated community with parking</b></li><li>• <b>High rental potential</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Closest sandy beach approx. 5 minutes' drive</b></li><li>• <b>Two restaurants close by approx. 15 in walk / 2 min drive</b></li><li>• <b>Supermarket approx. 5-minute drive</b></li><li>• <b>More bars and restaurants along the coastline</b></li><li>• <b>Korenium Beach and Golf resort approx. 10 minutes drive</b></li><li>• <b>Approx 25 minutes to Kyrenia Center</b></li><li>• <b>Approx 90 minutes to Larnaca Airport</b></li><li>• <b>Approx 50 minutes to Ercan airport</b></li></ul> |
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This beautiful 2 bed 1 bath refurbished penthouse apartment is the ideal buy to let investment or new forever home. Situated in the well maintained Crystal Bay complex located in the coastal region of Bahceli, this property in a great position, within proximity to amenities including two popular

restaurants and a lovely beach! Also, available from your doorstep this wonderful retreat boasts a large communal pool, children's pool and even a luscious outdoor lounge area for all to enjoy. The apartment itself comprises 2 bedrooms, a family shower room and a spacious open plan / living area which features tall glass French doors that lead to the private sea view terrace and luxurious roof terrace. Both providing picturesque views and large enough to hold comfortable outdoor furniture, both places provide the perfect place to relax and unwind, even entertain. Recently the property has had a brand new bathroom and kitchen fitted ready for its proud new owner to put their own stamp on it and enjoy. What a gem!

**Reference Number HP3207**

### **Open-Plan living room/Kitchen/Diner – 4.6m x 5.8m**

The open plan kitchen/diner comes fully fitted with cupboard space and fitted air conditioning unit. it has French windows leading to a spacious private terrace giving stunning sea and mountains views.

### **Bedroom two – 3.7m x 2.7m**

This lovely bedroom has one window facing the sea side and comes fitted with Air conditioning unit and fitted wardrobes

### **Master Bedroom – 2.44m x 3.76m**

A lovely double bedroom with fitted wardrobes and air conditioning unit .

### **Family Bathroom – 1.4m x 2.4m**

Furnished with WC, wash basin and a shower cubical.

### **The complex**

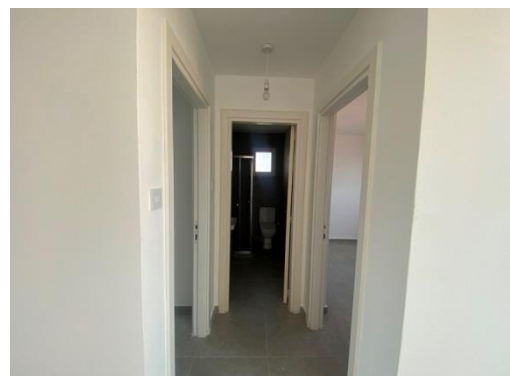
This superb complex offers a communal pool with lovely well looked after gardens and a comfortable, terraced outdoor seating area. Maintenance approx. 12,500 Turkish Lira per year

### **Rental potential:**

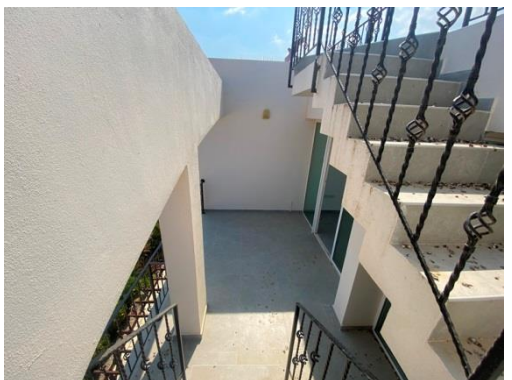
Short term holiday approx. £375 per week

Long term approx. £350 / £400 per month

### **The Gallery:**









### **Complex Photos**



**Bahceli** is only a few minute's drive from the 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 Beyarmadu/Pyla 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
- Esentepe beach: 5 minute drive
- Tawny Bar and Californian restaurant are just a short 15 min walk away
- Plenty of restaurants within 5/10 minutes' drive along the coastline
- Korineum Golf and Beach Resort : 10 minute drive
- Beaches nearby: 15 minute walk
- Ercan airport: 50 minute drive
- Kyrenia: 25 minute drive
- Pharmacy: 5 minute drive

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