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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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DELIGHTFUL 2 BED 2 BATH DUPLEX APARTMENT WITH COMMUNAL POOL IN BAHCELI



£85,000 FULLY FURNISHED

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| <ul style="list-style-type: none">• Shared title deed• 2 double bedrooms, 2 bathrooms• Approx 80m2 total living area• Being sold Fully Furnished• Air conditioning throughout• Kitchen with breakfast bar• Being Sold with White Goods• All year Holiday rental potential• Well manicured communal gardens• Private ground floor terrace with lovely views• Onsite Communal/Children's pool, gym, and tennis court | <ul style="list-style-type: none">• Short walk to a beautiful beach cove• Closest restaurant within approx. 5 minute walk• Closest supermarket within approx. 5 minutes drive• More bars and restaurants close by• Approx 10 minute drive to Korenium Golf and Beach Club• Approx 30 minute drive into Kyrenia Center and Girne Harbor• Approx 50 minutes to Ercan Airport• Approx 90 minutes to Larnaca airport |
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HP reference: hp3219

Bahceli/Esentepe is currently one of the most up and coming coastal regions in Northern Cyprus, thanks to its stunning coastline and lightly elevated landscape which boasts views of the beautiful Mediterranean sea to the majority of homes that reside there. This retreat style area continues to receive a lot of attention with many new shops, bars, restaurants, and 5* resorts currently under construction only adding value to the properties already in the area. In the middle of it all lies this fabulous 2 bedroom 2 bathroom duplex apartment, home to the pretty Blue Bay complex with its manicured lawns and proximity to the sea. We are pleased to announce that the property is being sold with all furniture and white goods, ready for its next homeowner to move into. Its unique loft design offers an open airy feel with high ceilings and huge windows that present views of the natural foothills in the distance. The ground floor comprises an open plan lounge / kitchen, one bedroom complete with built in wardrobes and, guest bathroom while the mezzanine level boasts a large master suite and a fully equipped family bathroom. The best feature of all is the private terrace which lies just beyond the lounge through tall French doors. Here you also have a small garden area, although technically communal many of the current owners take care and use this area as if it were their own space. It is a perfect place to relax and unwind or enjoy your morning coffee. The choice is simply yours.

As if all the above wasn't enough, holiday style amenities await just beyond your doorstep, ensuring the Mediterranean dream. These include a luscious communal pool, an on site gym and a large tennis court. Additionally, across the way you will find the famous Maldives homes. Known for its elegant style and natural beauty, here you will find a quality restaurant that provides family fun all year round, a replenishing spa center and a lovely sandy cove.

The Property

Lounge/ Kitchen: 3.5m x 6.4m / 3.5m x 2.4 m

An open plan bright and airy living area that leads from the garden and pool area, this room features natural light coming in via large picture windows and a sliding patio door that also leads out to a patio and garden area with views of the surrounding landscape. The open plan lounge-kitchen has a breakfast bar, comes fully fitted with oven hob, fridge-freezer, and a washing machine

Shower room (Downstairs) : 1.0m x 3.2m

Furnished with WC , wash basin and a shower

Bedroom One (Downstairs) : 3.1m x 2.8m

A double sized bedroom fully fitted with air conditioning unit located on the ground floor with a window offering a view of the green landscape and pool area

Master bedroom (Upstairs) : 3.37m x 6.35m

Double sized bedroom on the mezzanine floor with fitted wardrobes, air-conditioning unit and spectacular views from the high windows

Family Bathroom (Upstairs) : 2.5m x 2.2m

Set on the top floor, this bathroom is fitted with WC, wash basin, tub and a shower head

Patio

The patio opens up through sliding doors onto an outdoor area decked where you can sit and relax to enjoy the lush green landscape.

The complex

A beautifully maintained site with a large swimming pool and kiddie's pool, a Gym and Tennis court all set amongst the attractive colorful gardens. The Blue Bay Village North Cyprus Holiday Resort is a prime Mediterranean holiday destination overlooking one of the most beautiful bays in North Cyprus with a beach, calm bay for swimming and natural break perfect for boats. There is a championship golf course about 10 minutes to the West. To the east you will find wonderful secluded beaches, some of the best in the Mediterranean (Karpaz beach is a particularly good beach) – and traditional

unspoiled North Cyprus villages. Lara beach, with sun beds, shades and a small café, is 15 minutes drive west. Alagadi, an official Turtle Watch beach is 10 minutes from Blue Bay. Acapulco, a hotel complex with all facilities including an aqua park bars and restaurants, is about 20 minutes away

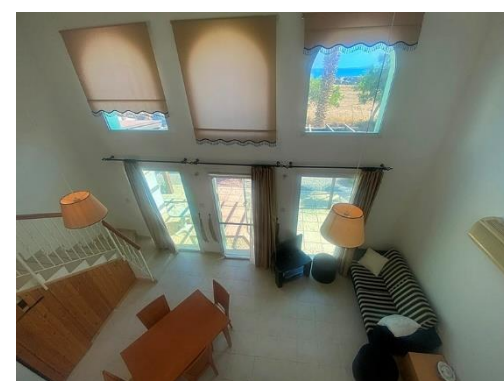
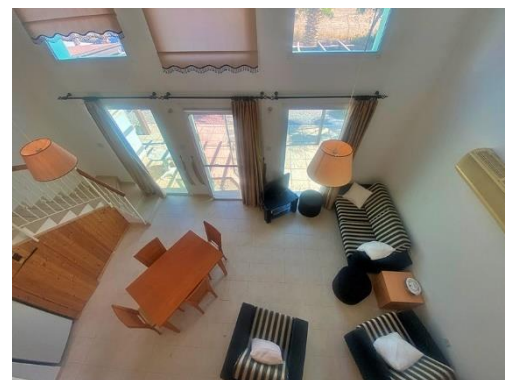
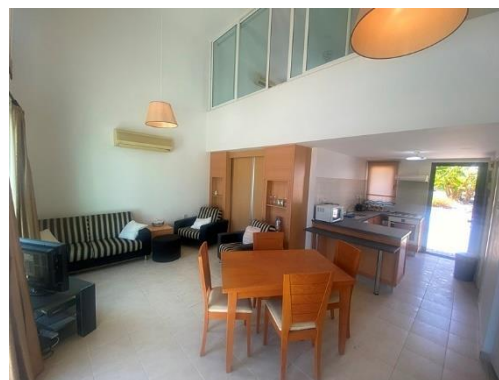
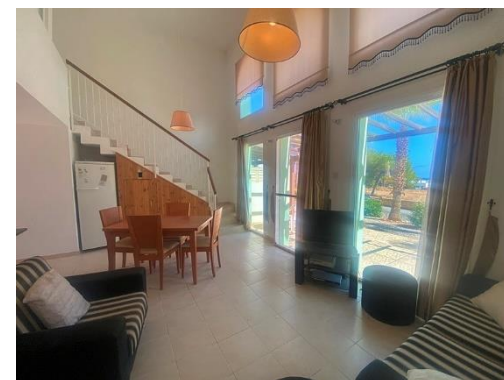
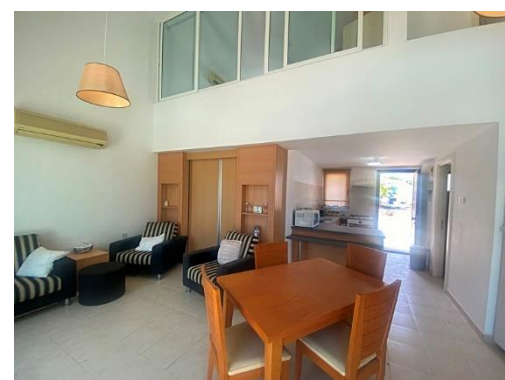
Rental Potential:

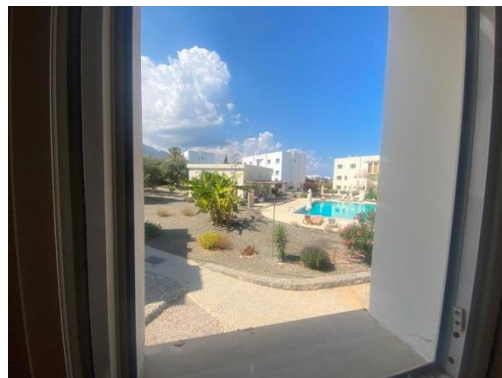
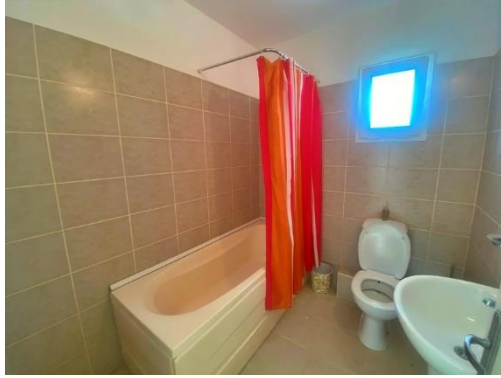
Long term rental: Approx £450 per month

Short term: Approx £450 per week

On-site Maintenance: Annual onsite maintenance charge is approx. £820.

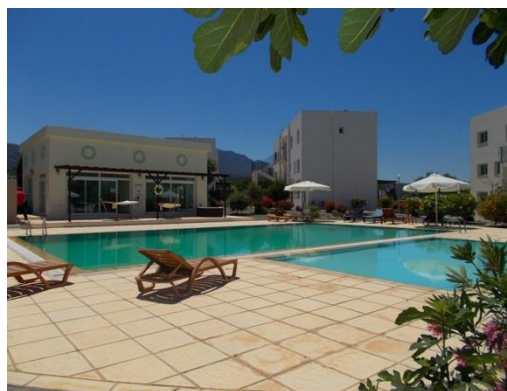
The Gallery:







THE COMPLEX



The Area

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 foothills of the Besparmak mountain range are great for wintertime walks.

Popular Area Attractions:

- Esentepe sandy beach and restaurant
- Hilltown Beach club
- Maldives homes with Californian restaurant
- Satin Bay and Bella Beach
- Alagadi or Turtle beach is a short drive away. In July and September the beach is a big attraction as visitors come to watch the female loggerhead and green turtles come to lay their eggs and see their hatchlings make their desperate run for the sea.
- Korineum Golf and Beach Resort.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The new Esentepe Marina which is due to complete 2024
- The Acapulco beach and resort
- Kantara Castle
- St Hilarion Castle
- Bufavento Castle
- Kyrenia Harbor
- Local restaurants include: Californian, Down the Hill, Double Gemini, Royal Green garden, Joya, Sivil Suvarnmi, Hilltown, Satin Bay, Eagles Nest, Sea Breeze, Roses bar, Gloria Jeans, Taro and more

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