



Busy Bees Estate Agents Ltd.

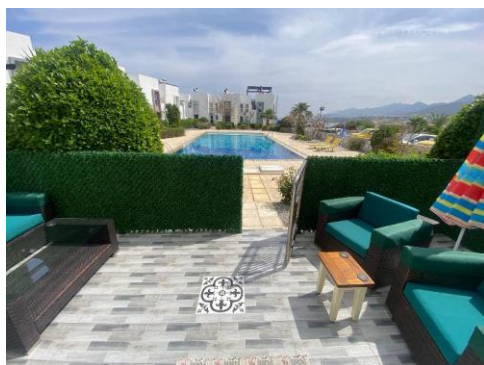


LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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LOVELY 3 BEDROOM 2 BATHROOM DUPLEX WITH PRIVATE ROOF TERRACE AND COMMUNAL POOL IN BAHCELI



£189,950 SOLE AGENT

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| <ul style="list-style-type: none">• Individual title deeds in owner's name• 3 bedrooms + 2 bathrooms Approx 110m² and 40m² private roof terrace• 1 bedroom and bathroom located on the ground floor• Sold with furniture and white goods• Air conditioning and fly screens• Private roof terrace and ground floor terrace• Lovely boutique family friendly complex• Amenities close by• Large communal pool with sunbeds | <ul style="list-style-type: none">• Closest beach and restaurant approx. 7 minute walk• Supermarket 5 minute drive• Korenium Golf and Beach club approx. 10 minute drive• More restaurants, bars and beaches within a short drive• Approx 30 minutes drive to Kyrneia Center• Approx 50 minute drive to Ercan airport• Approx 90 minute drive to Larnaca airport |
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This very well maintained 3 bedroom home resides in the wonderful Crystal Bay Breeze complex — a boutique development comprising a large family friendly communal pool complete with a sunbathing terrace and comfortable sun loungers, perfect for relaxing in the sun. With only a handful of homes, this wonderful site offers a peaceful and neighbourly environment. Nearby lies a stunning beach cove which features luxury cabanas, sun loungers, and even an outdoor cinema. To complete the experience there is also a fabulous restaurant known for its exquisite cuisine making it the perfect spot to dine with the family or unwind with glass of wine.

The property itself provides a comfortable living area with 3 double bedrooms, one of which is located on the ground floor along with a bathroom plus an additional bathroom situated on the first floor with the other two bedrooms. The kitchen and lounge area feature an open-plan design. Thanks to the mezzanine layout, the space boasts a high ceiling, while the French glass sliding doors leading to the outdoor terrace allow for an abundance of natural light and a refreshing breeze. As if all of this weren't enough, this amazing home offers a spacious and private roof terrace. Large enough to place luxury outdoor furniture a pergola, it presents the perfect place to relax and unwind or even entertain. The choice is simply yours.

Reference number: HP3271 KF

The property:

Lounge/Dining:

A lovely open plan air-conditioned lounge area with large patio doors that open up onto the private terrace. Lovely pool views and featuring foot path leading to the pool area

Kitchen:

The kitchen again open plan, semi partitioned with a breakfast bar, comes fully equipped with white goods including a fridge freezer, oven, hob and plenty of cupboard space. (Washing machine has its own place is under stairs)

Shower room (downstairs)

Fitted with WC, wash basin, vanity unit and shower cubical

Bedroom Three: (downstairs)

A double room located on the ground floor perfect for those who may have difficulty with stairs. Complete with air conditioning and built in wardrobe space. Double windows allowing plenty of natural light

Master Bedroom: (up-stairs)

A nice double room on mezzanine level with built in wardrobes and air conditioning. Long windows overlooking the mezzanine level

Second Bedroom (upstairs)

A double bedroom, fitted wardrobes and a window to the front gardens. Long windows overlooking the mezzanine level.

Family Bathroom: (up-stairs)

Fitted with a wash basin and vanity unit, W/C, and shower. Additional utility area for 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.

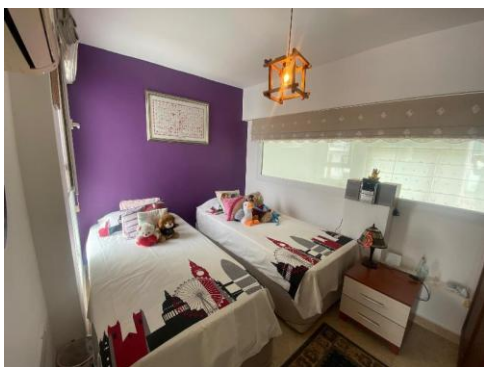
Maintenance fees £500 per year (has been paid until April 2026)

Rental Potential:

Short term holiday let approx. £560 per week

Long term approx. £550 / £600 per month

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.

Popular Area Attractions:

- 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 Sun Vally Marina
- The miniature meuseum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Esentepe beach and restaurant
- Hilltown beach club
- Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Eagle's Nest, Joya, Roots bar, Sea Breeze, Californian and Many more



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