



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166  
Kyrenia Branch – Ozankoy, Telephone 0090 533 8876563

Email: [info@busybeesestateagents-cyprus.com](mailto:info@busybeesestateagents-cyprus.com) [www.busybeesestateagents-cyprus.com](http://www.busybeesestateagents-cyprus.com)

## A PRETTY 2 BEDROOM MEDITERRANEAN GARDEN APARTMENT WITH COMMUNAL POOL IN BAHCELI



**£185,000**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• <b>Individual title deed</b></li><li>• <b>2 bedrooms 1 bathroom approx. 80m2 plus 41m2 terrace and 32m2 garden area</b></li><li>• Open plan modern kitchen with built in appliances, breakfast bar</li><li>• Both bedrooms provide built in wardrobes and air conditioning</li><li>• Patio Garden with outdoor dining and sea view</li><li>• Large wrap around balcony with outdoor seating</li><li>• Landscape land views</li><li>• Quiet location and neighborly residence</li><li>• Communal pool with kids' section and sunbathing terrace</li></ul> | <ul style="list-style-type: none"><li>• Approx 5 minute walk to a natural beach great for snorkeling</li><li>• Closest sandy beach and beach restaurant approx. 5 minute drive</li><li>• Supermarket approx. 1-minute drive</li><li>• Local restaurants and cafes</li><li>• Health center and pharmacy close by</li><li>• Korenium Beach and Golf resort approx. 10 minute drive</li><li>• Approx 7 minute drive to the New Sun Valley Marina</li><li>• Approx 25 minutes to Kyrenia City</li><li>• Approx 90 minutes to Larnaca Airport</li><li>• Approx 50 minutes to Ercan airport</li></ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Situated along the sought-after coastline of Bahceli lies the exclusive Marina View residence, comprising just a handful of high end luxury villas and a boutique apartment complex this beautiful enclave offers a refined and neighbourly living experience. While the villas each benefit from their own private spaces the apartments benefit from beautifully landscaped gardens and a communal pool, perfectly positioned to overlook the sparkling Mediterranean Sea from its elevated vantage point. Within this serene landscape we are delighted to present a charming 2-bedroom garden apartment now available for sale.

Inside, the property features a spacious modern kitchen with integrated appliances, a breakfast bar, and seamlessly blends into the open-plan lounge. From here, doors open onto an impressive wrap-around terrace which boasts elegant column-beam detailing enhanced by beautiful, landscaped views. Both double bedrooms include fitted wardrobes, while a well-appointed family bathroom completes the layout. At the entrance, a good sized patio garden provides ample space for outdoor dining or simply relaxing with clear views of the blue Mediterranean Sea in the distance.

Just moments away from this wonderful retreat, you will find sandy beaches, hidden coves ideal for snorkelling, a supermarket, and a variety of restaurants offering both dine-in and takeaway options. With its stylish design, generous proportions, and enviable location, this residence offers an exceptional opportunity for both lifestyle living and sound investment.

**Reference Number HP3295 KF**

### **The Property**

#### **Living room 7.3m x 4m**

This spacious living room comes fully furnished and features sliding doors which lead onto the large balcony. A wood burner completes the setting, providing a cosy atmosphere for the cooler seasons.

#### **Open plan kitchen**

Generous in size, fully equipped with ample cupboard space, modern design and integrated appliances. Breakfast bar. A doorway provides access to the balcony.

#### **Family Bathroom 1.64m x 2.3m**

The bathroom is furnished with a WC , wash basin, shower and vanity unit.

#### **Master Bedroom 3.56m x 3.09**

A double bedroom which features glass sliding that open onto a Juliet balcony which overlooks the landscaped gardens and foothills in the distance. A built in wardrobe, double bed and air conditioning unit complete the space.

#### **Bedroom two 2.84m x 2.81m**

Another double room with a double bed, built in wardrobes and an air conditioning unit. A double window provides natural light and a nice breeze.

#### **Outside:**

Patio garden with outdoor dining table

Walk paths

Landscaped garden area

Communal pool with kid's partition

Sunbathing Terrace

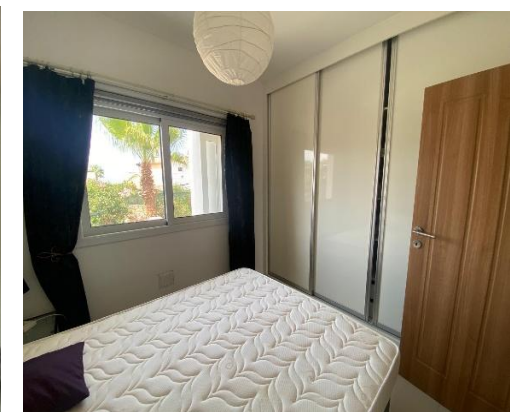
### **Rental potential**

Short term rental Approx 60 GBP per night high season

Long term rental approx. 550 GBP per month

**Maintenance fee approx. £40 GBP per month**

## The Gallery:





### Popular Area Attractions:

- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe beach and beach restaurant
- Hilltown beach club
- Satin Bay beach and restaurant
- Elexus hotel and casino
- 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.
- The Incirli cave: a natural underground cave made of gypsum crystal
- The miniature museum
- Kyrenia Town Center and new harbor
- Kyrenia Harbour high street
- Kantara Castle
- St Hilarion Castle
- Bellapais Abbey
- Multiple dine in and take away restaurants/bars including: Hilltown, Civil Savunma, Bella beach bar, Tarot cove, Cali Pub, Café Paris, Hati's café, Eagles Nest, Californian, Down the Hill, Diiva Chinese, The Spice Garden, Roots bar, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Jemini, Joya and many more.



---

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**