



# 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)



## BOUTIQUE RESORT WITH AMENITIES, 2 BED 1 BATH PENTHOUSE IN BAHCELI



**£73,000**

<ul style="list-style-type: none"><li>• Shared title deed</li><li>• 2 bedrooms, family bathroom, Approx 75m<sup>2</sup> interior and approx. 40m<sup>2</sup> Roof terrace</li><li>• Being sold fully furnished</li><li>• Private roof terrace with sea views</li><li>• Open plan lounge and Kitchen with white goods</li><li>• Onsite Communal/Children's pool, tennis court and covered seating area</li><li>• Gated community with parking</li><li>• Well-manicured communal gardens</li><li>• High rental potential</li></ul>	<ul style="list-style-type: none"><li>• Short walk to a beautiful beach cove</li><li>• Closest restaurant within approx. 5 minute walk</li><li>• Closest supermarket within approx. 5 minutes' drive</li><li>• More bars and restaurants close by</li><li>• Approx 10 minute drive to Korenium Golf and Beach Club</li><li>• Approx 30 minute drive into Kyrenia Center and Girne Harbor</li><li>• Approx 50 minutes to Ercan Airport</li><li>• Approx 90 minutes to Larnaca airport</li></ul>
--	--

### Reference Number HP3293 KS

Nestled within the boutique complex of Blue Bay Village, this wonderful 2-bedroom apartment offers the perfect blend of comfort, style, and location. Just a short stroll from a beautiful beach cove and everyday amenities, it's an ideal choice for a holiday escape, buy-to-let investment, or your forever home in the sun.

As you step inside you are greeted by a bright and airy ambiance, thanks to full-width French glass doors that open out to a lovely balcony— flaunting views of the surrounding landscape and the blue

Mediterranean sea in the distance. The open-plan living area combines a lounge, dining space, and fully fitted kitchen in a practical yet elegant layout.

Through the small hallway lies two double bedrooms, each designed with fitted wardrobes and double windows allowing a flow of natural light. The family / guest shower room sits conveniently in-between. But the true showstopper? A spacious private roof terrace that offers panoramic views of the beautiful green mountains and the sparkling blue sea. It's a dreamy spot for sunbathing, relaxing with a book, or entertaining under the stars.

Set within a well-maintained residential complex, you'll have access to a large communal swimming pool complete with a sunbathing terrace and beautifully landscaped surroundings. With the beach, restaurants, and local shops just steps away, this truly is a coastal gem not to be missed.

### **The property:**

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

The open plan kitchen /living room comes fully fitted with white goods (oven hob, fridge-freezer, washing machine, dish washer and air conditioning. A lovely bright and airy room with French windows, leading to a spacious private terrace giving stunning views.

#### **Master Bedroom – 2.8m x 3.7m**

A lovely double bedroom, with fitted wardrobes air conditioning and a ceiling fan.

#### **Bedroom two – 3.7m x 2.7m**

This comes fully fitted with fitted wardrobes, ceiling fan and air conditioning.

#### **Family Bathroom – 1.4m x 2.4m**

Furnished with WC, wash basin and a shower cubical.

The annual on-site maintenance charge is approx. £800

### **Rental potential:**

Short term holiday approx. £60 per night

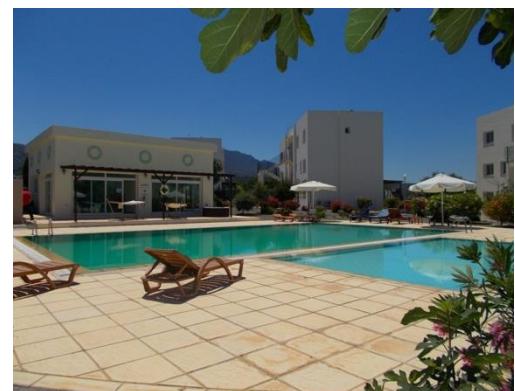
Long term proven rental potential £450-£500 per month

### **The Gallery:**





### Complex Photos



## 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:

- 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 Valley 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, Califorian 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**