



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166

Kyrenia Branch (West) – Ozankoy, North Cyprus Telephone 0090 533 889 6563

Email: info@busybeesestateagents-cyprus.com Website: www.busybeesestateagents-cyprus.net

A REAL DREAM RESORT IN BOGAZ WITH AQUA PARK



2 BEDROOM APARTMENTS FROM £167,354 + 5% VAT

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| <ul style="list-style-type: none">• Individual Exchange deed• High rise 87 m2 + 19 m2 balcony OR 91 m2 + 25 m2 balcony• RENTAL GUARANTEES AV.• Few high rise buildings, large aqua park and restaurant on site already completed• Key ready apartments• Off plan apartments and villas with various completion dates up to 2025• Bbq and seating areas• Sea views available• Interest free payment plans for 70% of the property value | <ul style="list-style-type: none">• Within 5 minutes' walk to a sandy beach• Bars and restaurants within 5 min walking distance• Communal pools• Gym, Spa, Restaurant + children's play areas• Water sport activities• Market and pharmacy close by until the ones on site are completed• 20 minutes' drive to Famagusta City Centre• 40 minutes' drive from Ercan Airport• 90 minutes' drive from Larnaca Airport• 50 minutes' drive from Nicosia |
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Enjoy the chance to own a property alongside one of the most sought after coastlines in Northern Cyprus. All proud owners of a property on this fab resort will be spoilt with entertainment as the residence offers a heap of quality facilities and amenities including the largest aqua park in town! Choose to spend a replenishing day being pampered in the spa, relax on the brand new beach with a book while gaining that gorgeous summer glow or join in the family fun festivities offered on site and create those wonderful cherished memories. If you like to explore fear not as the developer offers a car rental service directly from site with many stunning places to discover along the coastline. All of this could be yours either for the perfect holiday home or to live the permanent sunny dream we all desire.

The developer is one of the best on the Island with projects completed not only in Northern Cyprus but also internationally. In fact the construction of this development is well under way with few high rise apartment buildings complete along with the famous aqua park everyone is raving about.

Reference No: HP2147-2

On site amenities include:

Beach Facilities:

- Beach Volleyball
- Outdoor sports ground
- Sun beds with umbrellas
- Pergolas
- Shower

Water sports:

- Jet ski
- Canoe
- Catamaran
- Storage for watersport equipment

Sport and leisure center:

- Indoor Gym
- Outdoor Swimming pool
- Sauna
- Outdoor Jacuzzi

Kids facilities:

- Kids swimming pool
- Big Chess Board
- Children play ground

Dining:

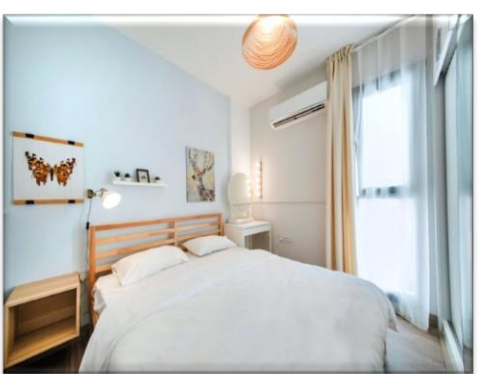
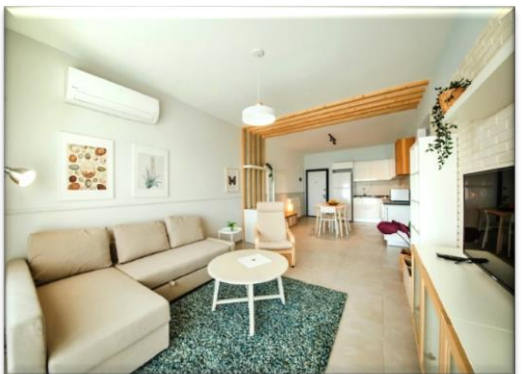
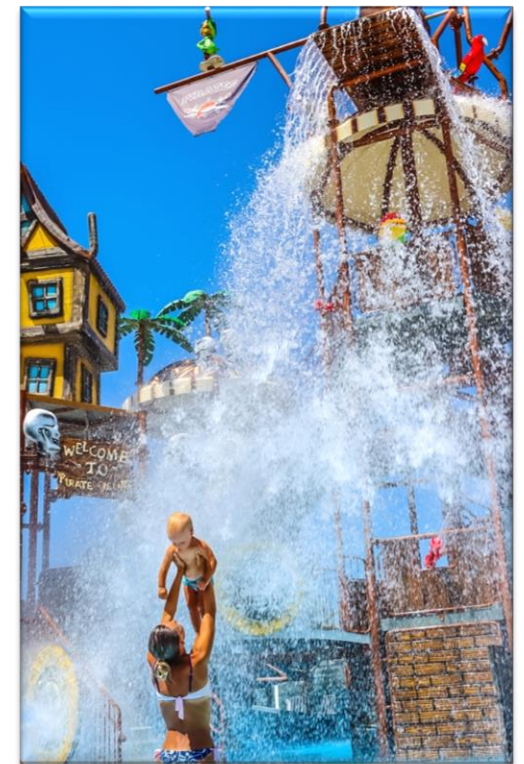
- Restaurant
- Beach Bar
- BBQ areas

Extras:

- Bus service into town
- Car hire available
- Internet available

The development so far:







Final plans:



Payment Plan options:

- 30% down payment
- 70% within 24-48 interest free monthly instalments

Extra Cost:

- 0.5% Stamp duty
- 3% for the transfer of the deeds
- 5% VAT
- Solicitor Fee: £1400
- Water and electricity infrastructure and connection approx. £2000
- Maintenance fee: Approximately £70 per month

Investment options:

Buy to let

- Short term holiday lets high season (through 25 weeks of the year) Approx. £400 per week gross
- Out of season approx. £350 per week
- Long term rental: £375 per month

Buy to sell (Off plan only)

As many are aware the launch prices of a brand new resort are always at their lowest. As the development continues to grow so does the value of each property. In the area in which this residence resides, we have seen at least a 30% increase in value by completion.

For more information regarding rental guarantees please contact us directly.

The Area

A small traditional fishing village that stands at the gateway to the Karpaz peninsula, with a stunning tiny harbour from which the fishermen take their boats every morning and return to sell their catch later in the day. The harbour is a favourite meeting place for locals and visitors to relax and enjoy the sea breeze, or take a dip in the crystal clear sea. The rest of the Bogaz coastline is also becoming one of the top places to be with the region recently named NO.1 worldwide by Forbes Magazine for the best place to purchase beach front properties. Continuously growing while still maintaining its picturesque physique there are now many new restaurants, and cafes serving a variety of snacks and meals. Bogaz is a good stopping off point on the way further east to the Karpaz and with the new roads links Bogaz is ideally placed as a base for exploring the whole of the Island. From Bogaz onwards towards the Karpaz, everything and everyone moves at a slower pace as the countryside unfolds into vistas that tempt even the keenest driver to slow down. Enjoy it, old Cyprus is ahead!



Important Attractions: Sights & Sounds

- The regional festivals such as the Iskele International Folk Dance Festival, held annually in June.
- The best folk dance group title; and also the Iskele Festival which is held yearly in June/July time, and which hosts competitions, displays and plenty of outdoor cooking!
- The Karpaz peninsula: A stretch of beautiful land filled with the most stunning beaches in North Cyprus as well as home to some of the islands traditional donkeys.
- Karpaz Gate Marina with berthing for 350 yachts and all the facilities that the yachting fraternity requires.
- The local weekly market selling fresh local produce and household items.
- Bogaz: a small traditional fishing village with a picturesque tiny harbour
- Famagusta: a fascinating medieval walled city with oodles of charm and lots to explore including the Cathedral of St Nicolas, numerous houses, St. George of the Greeks church with its frescoes and the remains of the fortified citadel
- The ancient walled city of Famagusta is much as it was over five hundred years
- The Ruins of Salamis
- The 750 bed Kaya Artemis hotel and Noah's Ark Hotel, both are impressive and only 15 minutes from the Bogaz area.
- The Monastery of Saint Barnabas

Local Amenities & Attractions: Travelling Times

Nearest Supermarket – 3 minute drive

Chemist – 5 minutes' drive

Iskele Town centre – 5 minutes' drive

Nearest sandy beach – 5 minutes' walk

Nearest bar / restaurant – 7 minute walk

Long Beach – 10 minutes' drive

Salamis Ruins And St Barnabas Abbey – 10 minutes' drive

Famagusta City – 20 minutes' drive

Karpaz Gate Marina – 40 minutes' drive

Karpaz Peninsular – 50 minutes' drive

Ercan Airport – 50 minutes' drive

Larnaca Airport – 1 hr 10 minutes' drive

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