



Busy Bees Estate Agents Ltd



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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ULTRA MODERN 2 BED DUPLEX HOME ON A FANTASTIC COMPLEX IN BAHCELI



£99,950 FULLY FURNISHED

- **Title is under contract + VAT**
- **2 bedroom approx 80m2 + terrace**
- Ultra modern infrastructure with marble flooring
- Fully fitted kitchen with modern appliances
- Ground level bedroom and master suite on mezzanine level
- Luxury ground floor terrace with pergola
- Fantastic mountain and pool views
- Main furniture and white goods included, Outdoor furniture negotiable
- Marble flooring, flyscreen and air-conditioning throughout

- On site family friendly communal pool and children's pool
- Gym and tennis courts
- Approx 5 minutes walking distance to the sea
- Approx 5 minute walking distance to on site restaurant
- The fabulous Maldives complex approx. 10 minute walk away
- Supermarket & pharmacy 5 minute away
- Kyrenia approx. 30 minutes' drive
- Esentepe beach resort 5 mins drive
- Ercan airport approx. 50 minute drive
- Larnaca approx. 90 minute drive

Within just a short stroll from the sparkling Mediterranean coastline lies this fabulous duplex home which has been completely refurbished and re designed using quality materials and furniture including marble flooring throughout, fully ceramic tiled bathrooms and many more. It comprises of two lovely double bedrooms; a guest suite on the ground floor and the master suite located on a private mezzanine level. The open-plan lounge/kitchen and dining area provides a bright and airy feel and features tall glass sliding doors which opens out onto the generously sized terraced pool view terrace. Additionally, there is a cloakroom located on the first floor while the family bathroom sits on the first floor and consists of a luscious bath,

w/c and basin. The resort itself is just as exciting as it offers a large and family friendly communal pool, a children's pool, a fully equipped gym, and tennis courts for all to enjoy. If you prefer not to cater for yourself, you can eat on site in the on site restaurant which is open all year round offering nightlife and entertainment. It is clear to say that this wonderful home and residence is a real treat and would benefit from a buy to let investment as well as a personal all year round / holiday home. **Reference HP3088**

Ground Floor

Lounge/ dining area 5.492m x 3.431m (18ft 1in x 11ft 2in)

A very attractive room with high ceilings and arched windows above with the pendulum lights. The open plan lounge, dining area has stairs leading to the first floor bedroom with a useful storage area under the stairs which currently houses the washing machine. The lounge has patio doors to the spacious terrace with covered pergola with beautiful views of the large swimming pool and tennis court .

Kitchen Area 3.491m x 2.414m (11ft 4in x 7ft 9in)

The front door opens into the modern kitchen which has fully fitted units, granite worktops, oven and hob. Fridge freezer and a lot of cupboard spaces

Downstairs Shower Room 3.165m x 0.953m (10ft 3in x 3ft 1in)

Furnished with WC, wash basin, shower with beautiful attractive tiles.

Bedroom two (downstairs) 3.364m x 2.720m (11ft x 8ft 9in)

Double bedroom with fitted wardrobes, air conditioning unit and a window has views to the front of the property.

First Floor

Master Bedroom 4.242m x 3.346m (13ft 10in x 9ft)

A huge attractive mezzanine bedroom very well lay out with fitted wardrobes , air conditioning unit, ceiling fan and window over-looking the front of the house .

Master bathroom 2.166m x 1.872m (7ft 1in x 6ft 1in) The family bathroom fitted with WC , basin, and a bath .

Maintenance fee £88. 34 per month

Patio

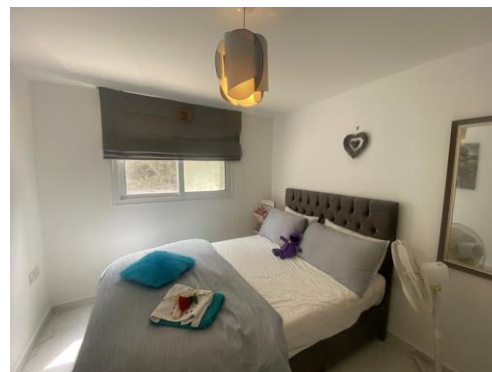
The patio runs the whole length of the apartment with lovely tiles and a pergola and a seating area for dinning or relaxation over-looking the pool and tennis court with some pretty flowers in front of it

Rental potential:

Short term holiday let approx. £475 per week

Long term rental approx. £450/£500 per month

The Gallery:





Complex photos



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.

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