



Busy Bees Estate Agents Ltd.



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BRAND NEW APARTMENTS AVAILABLE IN LUXURY SPA RESORT



STUDIOS FROM £96,600 + 5% VAT

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| <ul style="list-style-type: none">• Exchange deed• 24 – 80 months interest free payment plans• Key ready and off plan properties available• Studios approx. 46m² + 8m² balcony• Off plan properties with completion dates up to 2027• 13 completed communal pools including children's aqua park, adult pool, pool bar and indoor pool• Plans for a generous golf course & large fun park• Gym, Dead Sea Spa, with more under construction• Restaurants and bars on site open all year round• Children's play areas and Kindergarten• Extra activity clubs for both adults and children• Bbq and seating areas | <ul style="list-style-type: none">• 10 minute walking distance to a beautiful sandy beach• Live music and fun events held on site during summer period• Bus and taxi services from site• High street with pharmacy, patisserie, large supermarket, Chinese restaurant, café, bar, night club and much more• 20 minutes' drive to Famagusta City Centre and historical city• 40 minutes' drive from Ercan Airport• 90 minutes' drive from Larnaca Airport• 50 minutes' drive from Nicosia and historical city |
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Have the chance to own a property in one of Northern Cyprus' most extraordinary resorts. This smart project offers a heap of fabulous amenities catering for everyone as it resembles its own little universe! Life has already begun in this fabulous world with families creating happy memories and enjoying time together in the children's play grounds, Aqua Park, games room, special activity events and of course beach fun! Not only is this a fabulous place for family fun but the site also offers adults only entertainment with a designated silent adult pool to relax, as well as spending a day being

pampered in the dead sea spa. Of an evening have the choice to pump up the volume and dabble in some karaoke fun and dance the night away in the complex's brilliant night club within just 1 minute walking distance. As if this was not enough the resort continues to grow with plans for a large golf course, a dedicated doggy park with its very own doggy pool plus many more magically themed communal pools and children's aqua park.

This really is a fantastic little world! With great payment terms and investment opportunities as well as a treat for the family.

Amenities relating to the resort include:

Swimming:

- 10 minute walking distance to a long stretch of sandy beach OR free bus service every hour
- 13 communal pools including children's pool with aqua slides, salt water pool, beach style pool with fountain, adult only pool, indoor heated pool and various communal pools

Sports Facilities:

- Tennis Court
- Beach Volleyball
- Outdoor Sports Court
- Indoor Gym/Fitness Club
- Yoga and Pilates Studio
- Bicycles (rent)
- Big Chess Board
- Mini-Golf
- Martial Arts Club (specialized in Jiu-Jitsu)

Children Facilities:

- Children play ground
- Kindergarten
- Educational Center
- Indoor kids' club
- Play Boat

SPA and Wellness Facilities:

- Dead Sea SPA
- Sauna
- Hamam
- Indoor Jacuzzi
- Outdoor Jacuzzi
- Massage room

Dining and shopping:

- On site restaurant / bars x3
- On site cafe / patisserie x2
- BBQ areas
- Supermarket
- Karaoke bar
- Disco club
- Chinese restaurant

Extras services available:

- Housekeeping service
- Laundry Room

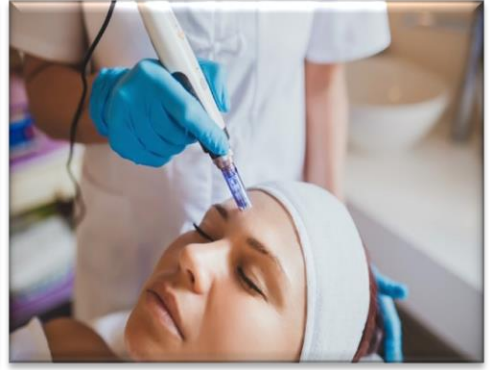
- Gated site with 24/7 security
- Bus service into town
- Car hire available
- Internet available
- Taxi service

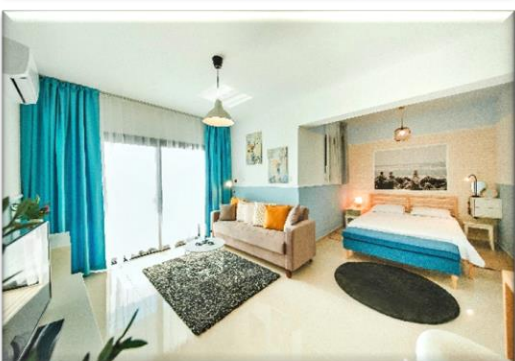
COMING SOON!

- GOLF COURSE!
- Another aqua park
- Doggy park with doggy pool
- Themed communal pools
- Artificial wave pool

The Gallery:









Standard Specifications:

- 5-year structural guarantee
- Reinforced concrete frame construction
- Climate and Water Insulation Roofing
- 1/2 elevators in each building
- PVC Double glazed windows
- Parking space
- Sewage system
- Water heating system
- Interior Doors (including locks and handles)
- Entrance Door (including lock and handle)
- Internal walls – painted
- Internal flooring - ceramic
- Electrical / TV/ Internet points

Kitchen:

- Work top with choice of colors
- Base units and cupboards
- Stainless steel sink
- Ceramic wall tiling above base units
- All plumbing included (piping / taps)

Bathroom:

- Toilet unit
- Sink and mirror
- Shower
- Walls and flooring: ceramic tiling

Payment plan options:

Off Plan

30% down payment / 70% interest free up to 80 months depending on property choice

Key ready:

For Key ready please contact us to find out more

Payment terms depend on your property choice

Investment options:

Rental potential:

Short term holiday lets high season (through 25 weeks of the year) Approx. £420 per week

Long term rental: Approx £350 per month

The Area

Your Closest Beach

Over the course of the last two years the southeast coastline has undergone a dramatic transformation. The development of the area around this wonderful sandy beach includes, outside gym, children's play area, a grassy picnic and leisure area all set along several kilometers of beach front promenade and cycle way. On the beach sits a wonderful petite café and an open air amphitheater. With many new bars, restaurants, shops and hotels; including the first 7* hotel in the country to be completed within the next couple of years makes this area the perfect place to purchase area for investment.



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

- Closest beach within 2 minutes' drive / 7 minute walk
- Closest restaurant / bar = on site
- Closest bus stop into town and City Center = on site
- Closest pharmacy = 5 minutes' walk
- Closest supermarket = 5 minutes' walk
- Touristic Kantara Castle = 20 minutes drive
- Touristic ancient city of Salamis = 10 minutes drive
- 40 minutes' drive from Ercan Airport
- 45 minutes from Aya Napa
- 50 minutes' drive from Nicosia
- 1 hour drive from Karpaz Gate Marina
- 90 minutes' drive from Larnaca Airport
- 90 minutes' drive to the Karpaz peninsula

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