



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
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BRAND NEW APARTMENTS AVAILABLE IN LUXURY SPA RESORT



1 BEDROOMS FROM £117,500 + 5% VAT

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| <ul style="list-style-type: none">• Exchange deed• Up to 80 months interest free• Key ready and off plan properties available• 1 beds approx. 60m² + 11m² balcony• Various completion dates for off plan from now up to 2027• 13 completed communal pools including children's aqua park, adult pool, pool bar and indoor pool• Plans for a huge 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• Continual growth of the complex• Bbq and seating areas• Great for investment, optional payment plans | <ul style="list-style-type: none">• 7 minute walking distance to a beautiful sandy beach• Live music and fun events held on site during summer period• Transportation services av from site including a bus service, car hire service and taxi service• 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• 45 minutes from Aya Napa• 40 minutes' drive from Ercan Airport• 90 minutes' drive from Larnaca Airport• 50 minutes' drive from Nicosia and historical city |
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These fabulous and modern 1 bedroom apartments are on probably the most equipped complex in North Cyprus!! There's plenty for the children to do, as well as the adults! There are at least 13 completed swimming pools for both children and adults as well as many more under construction. You have a bar, restaurant, disco, karaoke bar, plus the ones located just outside the complex walls. If you fancy a bit of exercise whilst on your holiday, we can cater for your needs as well, with a fully

fitted gym and fitness centre, a yoga studio, tennis, beach volleyball, an outdoor sports court and once you've had that work-out, then you can relax at the Hamam (Turkish bath) or have a massage. And of course, we haven't forgotten keeping the children entertained with plenty of indoor and outdoor play areas, kids clubs, an arcade, an educational centre and you know they are going to spend most of their time at the water park!! This really is a fantastic complex continuing to grow catering for all to enjoy. Thanks to the superb location and facilities offered from site the opportunity for an investment is extremely high as well as a treat for the whole family.

Reference No: HP2163 - 1

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
- Kareoke bar
- Disco club
- Chinese restaurant

Extras services available:

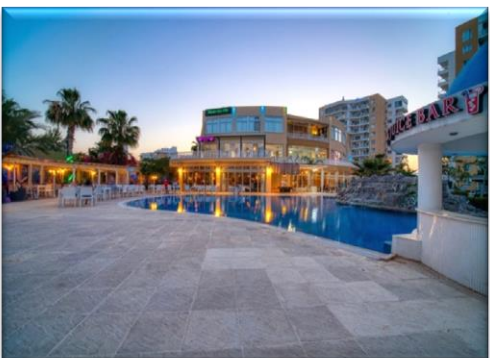
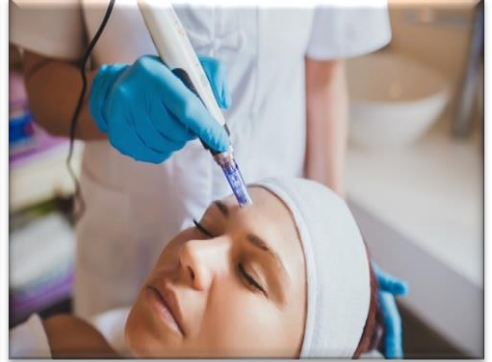
- Housekeeping service
- Laundry Room
- Gated site with 24/7 security
- Bus service into town
- Car hire available
- Internet available
- Taxi service

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. £490 per week
- Long term rental: Approx £400 per month

Buy to sell:

Fantastic points of getting in at the beginning ...

When buying off plan your property is growing in equity during construction. Similar properties in the area have seen at least a 30% increase in value by completion. *The early bird catches the worm!*

Your Closest Beach

Over the course of the last two years the South East 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
- 90 minutes' drive to the Karpaz peninsular

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