



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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

Esentepe branch, Telephone 0090 533 8876563

Alsancak Kyrenia branch Telephone 0090 539 117 24 40

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

BEAUTIFUL 2 BEDROOM 2 BATHROOM GARDEN APARTMENT IN PALM BAY VIEW BAHCELI WITH ON SITE FACILITIES



£109,950 SOLE AGENT

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| <ul style="list-style-type: none">• SOLE AGENT• Individual title deed in owner's name• 2 bedroom 2 bathroom Approx 75m2 + garden and covered terrace• Modern kitchen and bathrooms• Open plan living and kitchen area• Master bedroom with en suite• Fitted wardrobes in both bedrooms• Furniture and white goods included• Spacious covered garden terrace and semi private garden area• Beautiful and well maintained complex with all year round on site facilities | <ul style="list-style-type: none">• Direct access to the sea!• Sandy beaches close by• Closest supermarket approx. 5 minute drive• On site family friendly communal pool, restaurant/ bar and gym• More supermarkets, restaurants and amenities close by• Korenium Golf and Beach club approx. 15 minute drive• Esentepe Marina approx. 15 minute drive• Approx 30 minutes to Kyrenia• 90 minutes to Larnaca Airport• 50 minutes to Ercan airport |
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HP REFERENCE: HP3478 KF

Situated in the sought-after coastal region of Bahçeli, Palm Bay View is a beautifully designed development offering an excellent range of on-site facilities and amenities. Residents can enjoy a family-friendly communal swimming pool, beautifully manicured gardens, landscaped walkways and a popular on-site restaurant and bar, which is open all year round. Best of all, the development benefits from direct access to the stunning Mediterranean shoreline, providing the perfect setting for swimming, snorkelling and enjoying the beautiful coastal surroundings.

The surrounding area also offers an array of local amenities, with a great selection of restaurants, bars, supermarkets, cafés and more located along the popular coastal stretch.

Within this desirable development, we are pleased to present this wonderful two-bedroom, two-bathroom ground-floor retreat, ideally positioned just moments from the communal swimming pool. Beautifully maintained throughout, the property benefits from modernised bathrooms and a stylish, contemporary kitchen offering plenty of workspace and storage. The open-plan dining and lounge area creates a bright and airy living space, with double glass sliding doors allowing an abundance of natural light while providing beautiful views of the outdoors.

These doors open directly onto a spacious covered garden terrace overlooking the colourful, landscaped communal gardens providing the perfect setting for relaxing, al fresco dining or entertaining, allowing you to fully embrace the relaxed Mediterranean lifestyle.

Both bedrooms feature fitted wardrobes, while the spacious master bedroom benefits from a private en-suite bathroom and the second bedroom flaunts access to the garden terrace via double-glazed sliding doors. A family / guest bathroom serves the second bedroom.

Overall this is an excellent opportunity to own a beautifully presented property in a highly desirable coastal development, whether as a holiday home, permanent residence or buy-to-let investment.

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Maintenance fee: £90 per month

The property:

Open-Plan Lounge / Kitchen: (28.2ft x 12ft)

A lovely bright and open airy space. Modern kitchen with white goods and appliances. The lounge also a comfortable size with direct access to the spacious garden terrace.

Master Bedroom: (8.3ft x 8ft)

A master suite with air conditioning and a fitted wardrobe. Access to the garden terrace and a private en suite.

En-suite: (55.6ft x 4.9ft)

Modern shower room with w/c, basin and shower.

Bedroom 2: (9.5ft x 9.3ft)

A good sized air conditioned room with a fitted wardrobe and double windows allowing plenty of natural light.

Family Bathroom: (8.2ft x 4.8ft)

Again tastefully designed with a w/c, shower and basin.

Exterior

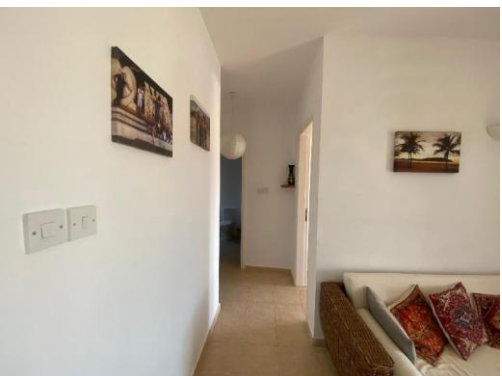
- Covered garden terrace
- Semi private garden area
- On site family friendly communal pool with sun loungers
- On site restaurant / bar and gym
- Well maintained complex with landscaped gardens and pathways
- Direct access to the sea from site
- Communal parking

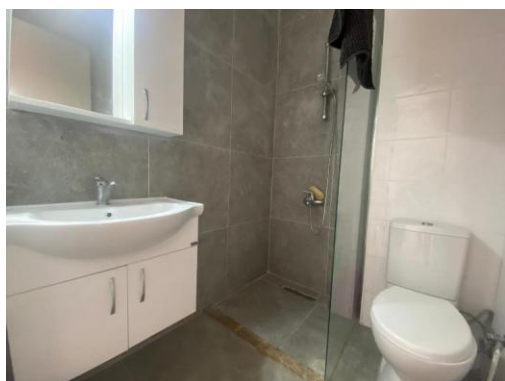
Rental potential

Long term approx. £600 per month

Short term holiday approx. £90 per night

The Gallery:





The complex:





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 Larnaca 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:

- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe beach and beach restaurant
- Hilltown beach club
- Satin Bay beach and restaurant
- Elexus hotel and casino
- 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.
- The Incirli cave: a natural underground cave made of gypsum crystal
- The miniature museum
- Kyrenia Town Center and new harbor
- Kyrenia Harbour high street
- Kantara Castle
- St Hilarion Castle
- Bellapais Abbey
- Multiple dine in and take away restaurants/bars including: Hilltown, Civil Savunma, Bella beach bar, Tarot cove, Cali Pub, Café Paris, Hati's café, Eagles Nest, Californian, Down the Hill, Diiva Chinese, The Spice Garden, Roots bar, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Gemini, Joya and many more.

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