



Busy Bees Estate Agents Ltd



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

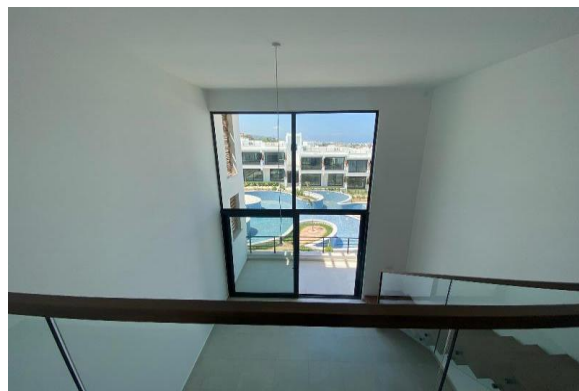
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POOL + SEA VIEW, 2 BED 2 BATH LOFT APARTMENT WITH ROOF TERRACE IN 5* BAHAMAS RESORT, BAHCELI



£245,000 + VAT

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| <ul style="list-style-type: none">• Individual title deed when ready + VAT• 2 bed, 2 baths, Approx 75m2 + 10m2 covered balcony + 50m2 roof terrace with coastal view• Pool and sea view• Open plan kitchen and living area• Kitchen with marble worktop and high quality Bosch integrated white goods• 1 bedroom located on entry level• 1 Mezzanine bedroom with en suite + utility + built in wardrobes• Bosch Air conditioning units + fly screens throughout• 5* residence with all year round facilities• Access to sister resorts | <ul style="list-style-type: none">• Beach approx. 7 minute walking distance• Family friendly communal pools, phase 1 with indoor pool, spa and fitness center (approx. 5 minute walking distance)• Closest supermarket approx. 5 minute drive• On-site restaurant/cafe, and concierge services• Korenium Golf and Beach club approx. 15 minute drive• Esentepe Marina approx. 10 minute drive• Approx 30 minutes to Kyrenia• 90 minutes to Larnaca Airport• 50 minutes to Ercan airport |
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Set within the beautiful coastal area of Bahçeli, the sought-after 5-star Bahamas Homes resort is renowned for its luxurious lifestyle and exceptional on-site facilities. Developed across three completed phases, the resort offers easy access to family-friendly communal pools, an indoor pool, fitness centre, spa and even a wonderful beach. Phases 2 and 3 are positioned on the mountainside, while Phase 1 sits adjacent to the seafront.

Located within Phase 2, this beautiful two-bedroom loft-style home offers bright, spacious and contemporary living. The entrance level features one bedroom with built-in wardrobes, a family/guest bathroom and an impressive open-plan living area. Soaring floor-to-ceiling glass windows and doors flood the space with natural light while offering beautiful views across the palm-tree-themed flowing pool. From the living area, doors open onto a covered balcony overlooking the pool, with lovely sea views in the distance to the right—creating the perfect spot to enjoy the morning sunshine and a coffee.

The mezzanine design creates a wonderful sense of space, while the modern kitchen is fitted with integrated appliances.

The mezzanine level is dedicated to the spacious master bedroom, complete with built-in wardrobes, a fabulous en-suite bathroom and a built-in utility cupboard housing the washing machine. Thanks to its elevated position and additional windows, the master bedroom also enjoys lovely views over the pool and landscaped garden.

The standout feature of this beautiful home is the impressive 50m² private roof terrace. Offering an abundance of space for comfortable outdoor seating and al fresco dining, it enjoys wonderful views across the resort and towards the coastline. Whether relaxing with a morning coffee, enjoying sunset drinks or entertaining friends and family, this exceptional outdoor space provides the perfect setting to unwind and make the most of the beautiful surroundings.

Bahamas Homes provides full property management and buy-to-let services, making this an excellent choice for those seeking a convenient, lock-up-and-leave holiday home or an investment property with everything needed right on site.

A superb resort style home offering luxury, convenience and excellent lifestyle facilities—ideal as a holiday retreat, rental investment or permanent residence.

REF-HP3470

Rental potential

Long term approx. £900 per month

Short term holiday approx. £100 per night high season

Maintenance fee: £60 per month

The property:

Open-Plan Lounge / Kitchen: 5.29m x 4.49m (17.4ft x 14.7ft)

This open-plan lounge and kitchen features fitted air conditioning and patio doors opening onto a balcony with stunning views of the surrounding landscape and pool. The fully fitted kitchen includes marble worktops, a fridge freezer, oven, hob and dishwasher, providing a stylish and practical space for everyday living.

Bedroom 2: 2.55m x 3.19m (8.4ft x 10.5ft)

This second bedroom, located downstairs, features fitted wardrobes, air conditioning and a window overlooking the front of the complex. The room benefits from good natural ventilation and airflow, creating a bright, fresh and comfortable space

Family Bathroom: 1.44m x 2.15m (4.7ft x 7.1ft)

This family bathroom is equipped with a shower, washbasin with a vanity unit and a WC

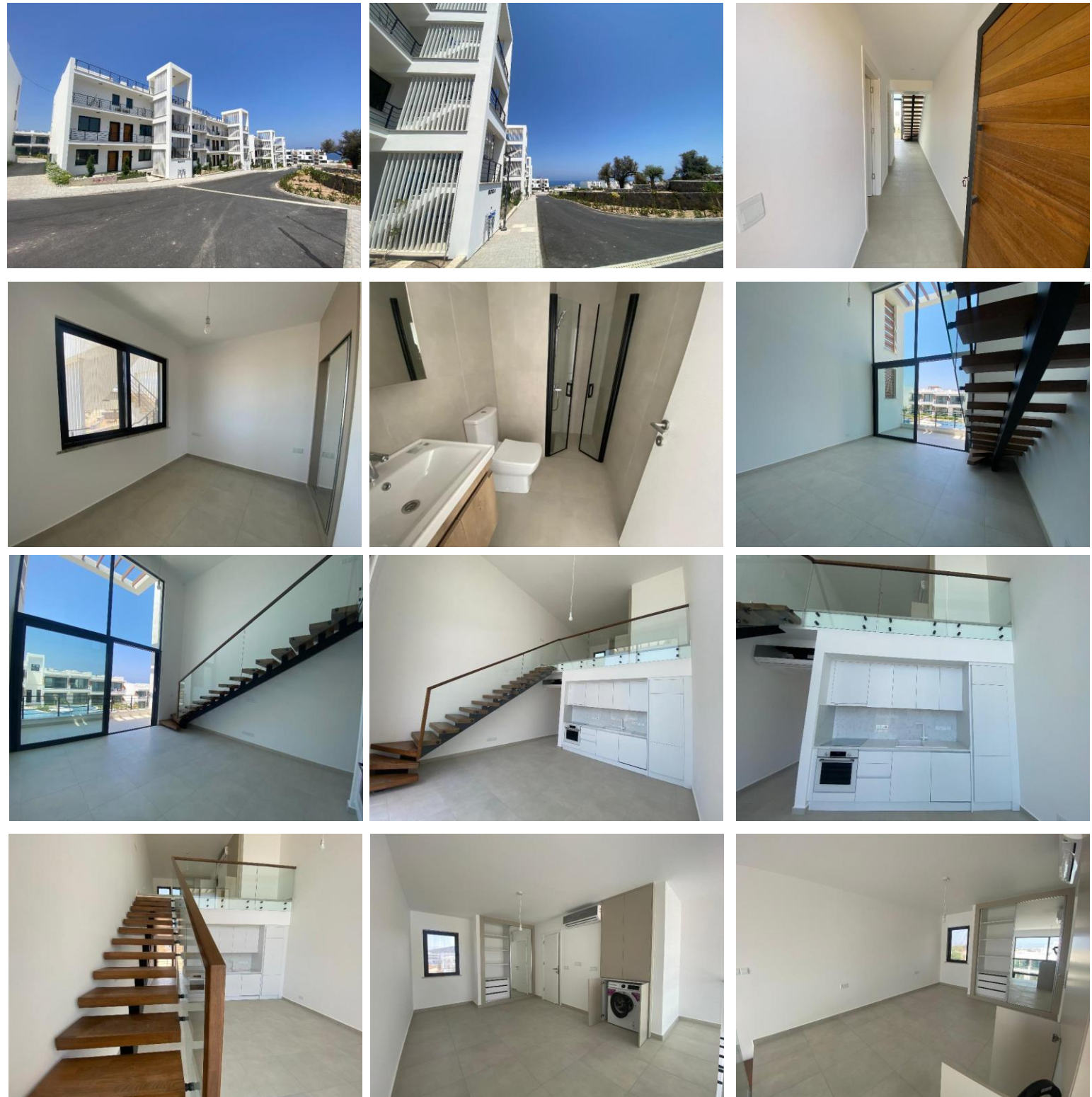
Master Bedroom mezzanine level: 3.19m x 4.86m (10.5ft x 15.9ft)

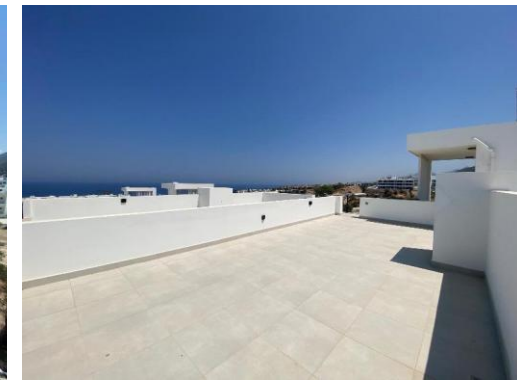
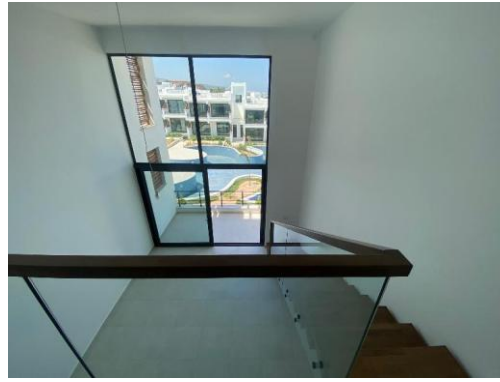
This spacious master bedroom located on the mezzanine level, features fitted wardrobes and air conditioning. It also benefits from a convenient cupboard space housing the washing machine. From the bedroom, you can enjoy stunning views overlooking the pool, creating a relaxing and inviting atmosphere.

En-suite: 1.10m x 3.0m (3.6ft x 9.8ft)

This comes fitted with shower , WC and Basin

The Gallery:







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:

- Tarot bar and restaurant on site
- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Zmbak Tatlisu belediyesi beach and restaurant
- Esentepe belediyesi beach
- Hilltown beach club
- 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 restaurants/ bars including: Hilltown, Gloria Jeans, Bella beach bar, Roses bar, Sea Breeze, Tarot cove, Eagles Nest, Californian, Down the Hill, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cnegiz restaurant, The old barn, Double Gemini, Joya and many more.



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