Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
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SPECIAL OFFER! 33% DISCOUNT + GIFTS
BRAND NEW 3 BEDROOM 3 BATHROOM PENTHOUSE ON 5* COASTAL RESORT IN ISKELE







£250,000 VAT INCLUDED

- Individual title deed when ready
- 3 bedroom, 3 bathroom penthouse (2 en suite + family bath)
- Approx 141m2 interior + 38m2 total balconies
- 50% down payment, 50% in interest free instalments until handover
- VAT and Utility connection included in price
- Apartment handover within approx. 6-8 months after completing down payment
- Located in stage 6 – golf resort – includes golfing, new communal pools, café / restaurant and more
- Full stage completion summer 2027
- 11th floor, 2x lifts in the building
- Open plan living / diner / kitchen with kitchen island
- Two balconies
- Well established resort with 5* facilities on site and within walking distance
- All year round entertainment
- 10 minute walking distance to a beautiful sandy beach and promenade
- 13+ family friendly communal pools, adult only pool, indoor pool and more
- Gym, Dead Sea Spa, Steam room and Sauna
- Restaurants and bars on site open all year round
- Children's play areas and Kindergarten
- Activity clubs for both adults and children
- Live music and fun events held all year round
- Transportation services from site
- High street with pharmacy, patisserie, large supermarket, café, bar, night club and much more
- 20 minutes' drive to historical Famagusta City Centre
- 50 minutes' drive from Ercan Airport
- 90 minutes' drive from Larnaca Airport
- 50 minutes' drive from Nicosia and historical city center

INCREDIBLE OFFER – 35% DISCOUNTED PRICE PLUS GIFTS!

Situated within one of Northern Cyprus's largest and most popular resort-style developments, this exceptional four-bedroom penthouse offers luxury coastal living, outstanding facilities and fantastic value for money.

Located in the highly sought-after Long Beach area of Iskele, this impressive resort has almost five completed phases, with a further four currently under construction due to its continued popularity. Designed to cater for both holidaymakers and permanent residents, the development offers an exceptional range of on site facilities and amenities for all ages, alongside dedicated areas for those seeking a more adults-only atmosphere. Amenities include multiple themed swimming pools, children's playgrounds, activity clubs, multiple on site restaurants, bars and cafes, a fully equipped spa and fitness center and year-round entertainment.

Adding to the convenience, the resort features its own mini high street, providing everyday essentials and services such as a supermarket, pharmacy, beauty salon, technical store, car hire and transport services, including taxis and buses.

Should you wish to explore beyond the resort, you'll find an abundance of additional amenities, shops, restaurants and local attractions just moments away, ensuring everything you need is right on your doorstep. Best of all, the beautiful sandy Long Beach promenade is within walking distance, offering beachside restaurants, bars, cafés, children's play areas and a fantastic fairground.

Your Luxury Penthouse Awaits!

Located within Stage 6, which is nearing completion, this impressive four-bedroom, four-bathroom penthouse offers 141m² of internal living space, complemented by two generous balconies overlooking the fantastic resort surroundings.
The spacious living and kitchen areas are thoughtfully designed as separate yet open-plan spaces. The modern kitchen will feature contemporary cabinetry, quality worktops and a stylish kitchen island, while the lounge opens directly onto a lovely 10m² balcony, creating the perfect setting for indoor-outdoor living.
The master bedroom and an additional master guest suite both benefit from private en-suite bathrooms and direct access to an impressive 28m² wraparound balcony. A further family bathroom serves the remaining bedrooms, offering excellent convenience for family and visiting guests.
One particularly appealing feature is the opportunity to personalise your new home. You can either work alongside the developer's after-sales team to tailor the interior design to your own taste or opt for the standard high-quality finish, giving you the flexibility to create a property that truly feels like your own.

An Unmissable Package!

- 35% discounted price plus additional gifts
- 187m² internal living space
- 28m² private balcony
- Four bedrooms and four bathrooms
- Choice of interior design
- 5% VAT included
- Water and electricity connections included
- Interest-free payment plan: 50% down payment, with the balance payable monthly until handover within approx. 6 – 8 months after down payment

Stage 6 is now well underway, with several buildings already completed and residents beginning to move into their new apartments. While the resort facilities are still under construction, full completion is scheduled for summer 2027. This presents an exciting opportunity to secure a brand-new penthouse within one of Iskele's most popular and sought-after coastal resorts, ahead of its full completion.

Luxury, space and exceptional resort facilities at a seriously competitive price! Contact Busy Bees Estate Agents Ltd today for further details and to secure this fantastic offer before it is gone.

Current on site facilities and amenities include:

Swimming:
- Indoor heated pool
- Adult only pool
- Children's pool with aqua slides
- Salt water pool
- Rock pool
- Pool bar
- Various family friendly 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 grounds
- Kindergarten
- Educational Center
- Indoor kids' club
- Play Boat

SPA and Wellness Facilities:
- Dead Sea SPA
- Sauna
- Hamam
- Indoor Jacuzzi
- Outdoor Jacuzzi
- Massage room
- Health center

Dining and shopping:
- On site restuarant / bars x4
- On site cafe / patisserie x2
- BBQ areas

- Supermarket
- Kareoke bar
- Disco club
- Mini high street

Extras services available:

- Property management services
- Housekeeping service
- Laundry Room
- Gated site with 24/7 security
- Bus service
- Car hire available
- Internet available
- Taxi service

COMING SOON!

- Golfing course
- Another aqua park
- Doggy park with doggy pool
- Themed communal pools
- Artificial wave pool

Rental potential:

- Short term, approx. £200 per night
- Long term approx £1200 per month

Completed pools and amenities:






















LUCCA
RESTAURANT & BAR


Pamukkale


































Stage 6 – Golf Concept:































Current Progress:









Show Room Example of a similar style apartment:







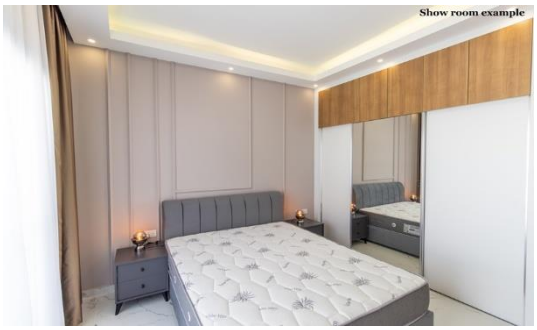




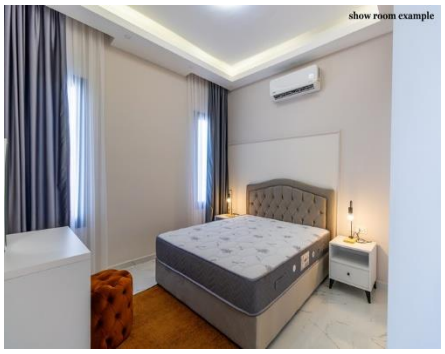






Show room example

Show room example

Show room example



show room example

The Area:

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

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