



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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

Kyrenia Branch (West) – Ozankoy North Cyprus Telephone 0090 533 8876563

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

2 BEDROOM 2 BATHROOM PENTHOUSE ON A BEAUTIFUL COMPLEX WITH ON SITE FACILITIES IN BAHCELI



£104,995 Fully furnished

- | | |
|---|--|
| <ul style="list-style-type: none">• Individual title deed in owner's name• Approx 60m2 internal + 40m2 roof terrace• 2 double bedrooms with fitted wardrobes• Master bedroom with en suite• Private roof terrace with pergola, outdoor seating and dining• Newly fitted kitchen and open plan living area• Being sold fully furnished• Air conditioning throughout• Fly-screen• On site facilities and local amenities | <ul style="list-style-type: none">• On site bar• Swimming pool/children's pool• On-site Gym• Bella beach and restaurant approx. 7 minute drive• Closest supermarket approx. 5 minute drive• Korenium golf and beach club approx. 10 minute drive• Restaurants along the coastline• Approx 30 minutes to Kyrenia• 90 minutes to Larnaca Airport• 60 minutes to Ercan airport |
|---|--|

REF-HP3257KF

This beautiful penthouse apartment sits on the well maintained Palm Bay residence. Boasting on site facilities including a family friendly pool, colorful landscaping, a gym and a popular bar on site this fabulous residence offers the ultimate Mediterranean living experience.

The property itself comprises two double bedrooms complete with fitted wardrobes, a master en suite, a good size family bathroom and a modern open plan kitchen / lounge. The best feature of all is the beautiful sea view roof top terrace, currently holding comfortable sunbeds, plus a covered outdoor

lounge and dining area providing the perfect place to relax in the sun or even entertain. Thanks to its sought after location, on site amenities and modern design, this wonderful penthouse apartment will also benefit from a buy to let investment as well a holiday treat or permanent residence. The choice is simply yours!

Rental potential

Long term approx. £550 per month

Short term holiday approx. £75 per night high season

Maintenance fee: £80 per month

The property:

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

This open-plan lounge offers a comfortable and spacious living area, complete with an air conditioning unit for year-round comfort. The lounge flows seamlessly into the kitchen, which is fully fitted with modern appliances, including a fridge-freezer, oven and hob, and a washing machine. A patio door leads from the lounge to the terrace, offering stunning views of the surrounding green landscape, perfect for outdoor relaxation.

Master Bedroom: (8.3ft x 8ft)

An airy and bright double bedroom with a single aspect, providing ample natural light. The room includes a fitted wardrobe and an air-conditioning unit for added comfort. The master bedroom also boasts its own private en-suite, ensuring privacy and convenience.

En-suite: (5.6ft x 4.9ft)

The en-suite is elegantly fitted with a WC, washbasin with vanity unit, and a shower

Bedroom 2: (9.5ft x 9.3ft)

The second double bedroom also features a fitted wardrobe, air-conditioning, and a ceiling fan for added comfort. A patio door opens up to a terrace, where you can enjoy stunning views of the landscape

Family Bathroom: (8.2ft x 4.8ft)

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

Exterior

On site family friendly communal pool

On site bar

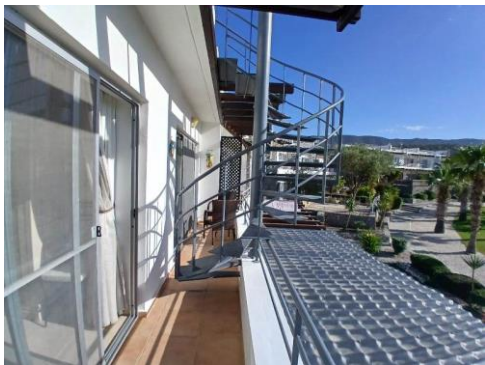
Well maintained resort with plants and walk path

Private Roof terrace with pergola, outdoor seating and dining area

Communal parking

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:

- Esentepe sandy beach and restaurant
- Hilltown Beach club
- Maldives homes with Californian restaurant
- Satin Bay and Bella Beach
- 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.
- Korineum Golf and Beach Resort.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The new Esentepe Marina which is due to complete soon
- The Acapulco beach and resort
- Kantara Castle
- St Hilarion Castle
- Bufavento Castle
- Kyrenia Harbor
- Local restaurants include: Californian, Down the Hill, Double Gemini, Royal Green garden, Joya, Sivil Suvarnmi, Hilltown, Satin Bay, Eagles Nest, Sea Breeze, Roses bar, Taro, Spice Garden, Julien's and more

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Busy Bees Estate Agents nor any person in their employment or representing them, has any authority to make or give any representation or warranty whatsoever in relation to this property or transaction.

Busy Bees Estate Agents Ltd is licensed to trade in estate agency and real estate within the TRNC. Government Register No. 066