



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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

Kyrenia Branch (West) – Karaoğlanoglu North Cyprus Telephone 0090 533 8511143

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

## A BRAND NEW RESORT WITH THE AREAS LARGEST AQUA PARK



## STUDIOS FROM £128,583 + 5% VAT

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| <ul style="list-style-type: none"><li>• <b>Individual Exchange deed</b></li><li>• <b>Studios 50 square meters with 9 square meters balcony</b></li><li>• <b>RENTAL GUARANTEES AV.</b></li><li>• Few high rise buildings, large aqua park and restaurant on site already completed</li><li>• Key ready apartments</li><li>• Off plan apartments and villas with various completion dates up to 2025</li><li>• Bbq and seating areas</li><li>• Sea views available</li><li>• Interest free payment plans for 70% of the property value</li></ul> | <ul style="list-style-type: none"><li>• 300 meters from the beach</li><li>• Bars and restaurants within 5 min walking distance</li><li>• Large communal pools on site</li><li>• Gym, Spa, Restaurant and bar</li><li>• Outdoor and indoor children's play areas</li><li>• Water sport activities</li><li>• Market and pharmacy close by until the ones on site are completed</li><li>• 20 minutes' drive to Famagusta City Centre</li><li>• 40 minutes' drive from Ercan Airport</li><li>• 90 minutes' drive from Larnaca Airport</li><li>• 50 minutes' drive from Nicosia</li></ul> |
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**Reference No: HP2147-s**

Have the chance to own a property along one of Northern Cyprus' most desired coastlines and on one of the most popular complexes. This smart resort offers a heap of five star amenities for all to enjoy including a fully equipped spa and wellness centre, a large gym, numerous communal pools, a restaurant and much more. One of the main attractions is the glorious could be yours either for the perfect holiday home or to live the permanent sunny dream we all wish for. If you like to explore fear not as the developer offers car rental service directly from site with many stunning and historical places to discover along the coastline.

What makes this developer particularly special are the unique style of apartments offered giving customers a lot more for their money, for example, there are 3 different types of studio apartments;

A standard studio apartment with 1 living room 1 bathroom,

A studio apartment with niche; where the floor plan consists of the bedroom being separate from the living area however technically open plan.

A semi 1 apartment which is a little bigger than a studio but smaller than a standard 1 bedroom apartment and contains a semi partition separating the living area from the bed.

Not only is the developer very well known for their unique apartment styles but also each development offers special facilities, this one containing the largest aqua park in the area!

### On site amenities include:

#### **Beach Facilities:**

- Beach Volleyball
- Outdoor sports ground
- Sun beds with umbrellas
- Pergolas
- Shower

#### **Water sports:**

- Jet ski
- Canoe
- Catamaran
- Storage for watersport equipment

#### **Sport and leisure center:**

- Indoor Gym
- Outdoor Swimming pool
- Sauna
- Outdoor Jacuzzi

#### **Kids facilities:**

- Kids swimming pool
- Big Chess Board
- Children play ground

#### **Dining:**

- Restaurant
- Beach Bar
- BBQ areas

#### **Extras:**

- Bus service into town
- Car hire available
- Internet available

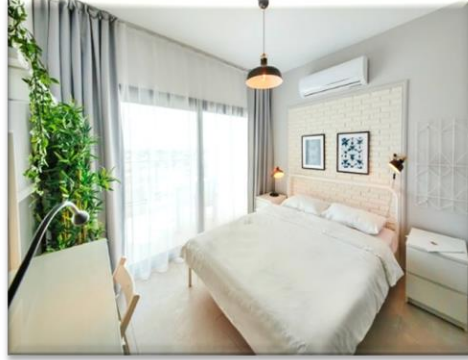
### The development so far:











**Final plans:**





### Payment Plan options:

- 30% down payment
- 70% up to 48 monthly interest free instalments

### Looking solely for investment purposes?:

#### ***Buy to let:***

Short term holiday lets high season (through 25 weeks of the year) Approx. £350 per week

Long term rental: £300 per month

**For more information on rental guarantees please contact us directly.**

### The Area

A small traditional fishing village that stands at the gateway to the Karpaz peninsula, with a stunning tiny harbour from which the fishermen take their boats every morning and return to sell their catch later in the day. The harbour is a favourite meeting place for locals and visitors to relax and enjoy the sea breeze, or take a dip in the crystal clear sea. The rest of the Bogaz coastline is also becoming one of the top places to be with the region recently named NO.1 worldwide by Forbes Magazine for the best place to purchase beach front properties. Continuously growing while still maintaining its picturesque physique there are now many new restaurants, and cafes serving a variety of snacks and meals. Bogaz is a good stopping off point on the way further east to the Karpaz and with the new roads links Bogaz is ideally placed as a base for exploring the whole of the Island. From Bogaz onwards towards the Karpaz, everything and everyone moves at a slower pace as the countryside unfolds into vistas that tempt even the keenest driver to slow down. Enjoy it, old Cyprus is ahead!



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