



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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3 BED DETACHED VILLA KARPAZ PENINSULA



OFF PLAN, FROM £121,500

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| <ul style="list-style-type: none">• 3 bedrooms• Master en suite• Fully air conditioned• Fitted kitchen• Fitted wardrobes• White goods included | <ul style="list-style-type: none">• Directly opposite the sea• New marina minutes away• Communal pool• Green area• 24 hour caretaker• Key investment area |
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Spacious three bedroom villa boasting amazing sea views. Located on the stunning Karpaz Peninsular directly opposite the sea. The fantastic new marina is just minutes away, adding huge value to these properties. These villas are being constructed on a prestigious complex, offering a communal area with adults and children's pools. The Karpaz Peninsular offers peace and solitude, with Government enforced restrictions in place to prevent over development. Covering 200 square metres, these villas are being sold with all white goods, and luxury fitted kitchens. **Ref: HP0141**

The Property

Hallway

Entrance door into hallway, giving access to lounge/dining area, kitchen and ground floor w.c

Lounge/Dining room 7.5m x 3.8m 24'7" x 12'6"

Spacious area with double aspect windows offering stunning views of the sea. Sliding doors on both giving access to the front and rear balconies. Marble/Granite fireplace. Air conditioning.

Kitchen/Diner 4.0m x 3.4m 13'1" x 11'2"

Hand made kitchen units with built in hob, double oven, dishwasher, washing machine and fridge/freezer. Choice of white lacquer or various wood shades. Granite or marble work tops standard.

Master Bedroom/en-suite 4.6m x 3.8m 15'0" x 12'6"

Good sized double bedroom with spacious en-suite. Television and telephone sockets. Air Conditioning. Fitted hand made wardrobes with colour choice. Sliding patio doors giving access to spacious balcony, boasting good views of the communal areas and swimming pools.

Bedroom 2 3.7m x 3.2m 12'2" x 10'6"

Double aspect windows and air conditioning. Telephone and television sockets. Fitted hand made wardrobes with choice of colour. Sliding patio doors giving access to a further spacious balcony area allowing for stunning sea and mountain views.

Bedroom 3 3.5m x 3.2m 11'6" x 10'6"

Good sized single with air conditioning. Telephone and television sockets. Fitted hand made wardrobes with choice of colour.

Family Bathroom 2.1m x 2.1m 7'0" x 7'0"

Ceramic tiles to wall and floor in choice of colour. w.c, wash hand basin and bath with shower over.

Aluminium double glazed windows throughout. Optional extras include shutters, private pool, under floor heating, central heating, marble flooring and gas fitted fire to lounge area, prices on application.

Basement Addition

As a special option it is possible to specify the construction of a basement which would add about 85 m2 to the living space. This would create a naturally insulated area that would be tiled and can include toilet and shower facilities.

The additional premium for this option is £30,000, and could create space for the likes of a games/snooker room and bar, wine cellar and a considerable amount of additional storage space.

External

Driveway for 2 cars with pergola

BBQ area

Tiled area

External wall

External landscape package available

Swimming pool available at extra cost

The Region



The Karpaz Peninsula or “panhandle” as the British called the north-east part of Cyprus is a land where time stands still. There are miles of sandy Karpaz beaches with not a person in site. Ancient towns, basilicas, ruins and tombs scatter the area waiting to be explored. To get a taste of Cyprus 20 years ago, the traveller must visit the Karpaz. There are rural traditional Cypriot villages where the land is agricultural and the majority of the villagers live off the land.

The Karpaz Peninsula was densely populated in Roman times; it was one of the largest baronies under the Lusignans.

The Karpaz Peninsula has miles and miles of wonderful Karpaz beaches. It is quite normal to share the sea shore with donkeys rather than other tourists. Moreover, about 46 sandy beaches in the Karpaz comprise the main nestling ground for the endangered *Chelonia Mydas* and *Caretta* sea turtles in the Eastern Mediterranean. In 1992, about 1,500 rare female turtles laid eggs on the shores of North Cyprus. Golden Sands, which can be found on the tip of the Peninsula, is ranked amongst the top ten beaches in the world.



What else could possibly add value to a property investment here?



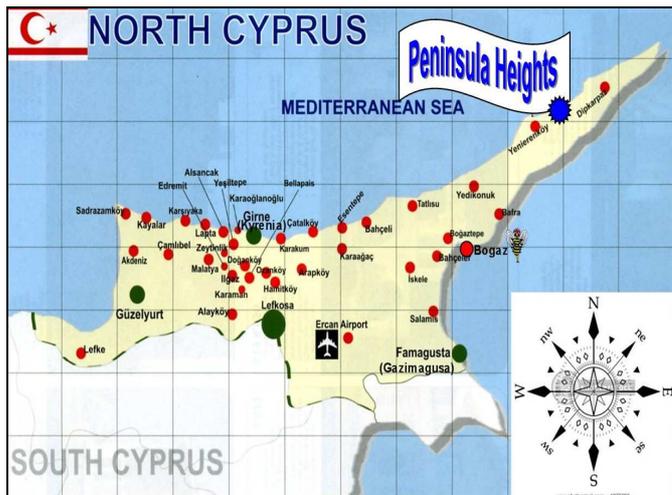
The answer to that question might well be a yacht marina and that is exactly what is under construction just a few kilometers along the scenic coastal road. The Karpaz Bay Marina and Resort will offer five star hotels, up to 300 yacht berths and many other attractions. This will be effectively a “money magnet” that we confidently expect will attract great interest in North Cyprus and in the Karpaz region in particular. A range of facilities for the local boat owners and visitors from other countries, for example, the U.K., Holland, France, Germany and Sweden, will be a major boost for the local economy. In our opinion, this can only be good news for property values. Southern Turkey is already an important international yachting center and this potential extension to the cruising grounds in the Eastern Mediterranean is very significant. Combine these positive influencing factors with the optimism that surrounds the possible solution to the North/South Cyprus issue and a very exciting prospect opens up. Of all the possible destinations that one might consider when seeking a home or investment in the sun, this must be at the top of any short list.

The Village

Yeni Erenkoy, located approximately half way along the North Coast of the “panhandle” is one of the few remaining towns left in Cyprus that is still occupied by both Greeks and Turks. They live in total harmony with no problems. The locals of the many little villages of Karpaz, and especially Yeni Erenkoy, are some of the friendliest Cypriots you will meet. Ancient towns, ruins, tombs and several Byzantine churches scatter the Peninsula waiting to be explored, making for great expeditions.

A natural treasure with its wildlife and its golden stretches of sand where visitors may have a whole beach to themselves, Yeni Erenkoy on the Karpaz is simply spectacular.

Gallery





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