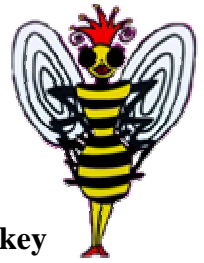




Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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2 BED/2 BATHROOM SEMI DETACHED BUNGALOW – KARPAZ PENINSULA



OFF PLAN. FROM £70,000

- | | |
|--|--|
| <ul style="list-style-type: none">• 2 bedrooms• 2 bathrooms• Spacious living area• Hand made fitted kitchen• Hand made fitted wardrobes• All white goods included | <ul style="list-style-type: none">• Directly opposite the sea• New marina minutes away• Communal pool and green area• 24 hour caretaker• Key investment area |
|--|--|

Beautiful 2 bedroom 2 bathroom semi detached bungalows boasting amazing sea views, being constructed in the highly desirable area of the Karpaz Peninsular. Breathtaking scenery, and minutes from the new marina. Stunning complex with communal pool and green area. The Karpaz is certainly the location to choose if you seek peace and solitude but do not wish to be isolated from civilization. Government enforced building restrictions are in place to prevent over development thus enhancing the value of the investment. The bungalows offer 127 square metres of living space, and are being sold with all white goods included.

Ref HP0142

The Property

Lounge 4.4m x 3.8m 14'5" x 12'6"
Entrance door into lounge area. Open fireplace and sliding patio doors opening onto the very spacious balcony area, allowing for good views of the communal area and pools. Air conditioning.

Kitchen/Diner 5.0m x 3.2m 16'5" x 10'6"
Hand made kitchen units with built in hob, double oven, dishwasher, washing machine and fridge/freezer. Choice of white lacquer or various wood shades. Laminate worktops.

Master Bedroom/
En-suite 4.5m x 3.4m 14'9" x 11'2"
Spacious double bedroom with large en-suite. Television and telephone sockets. Hand made fitted wardrobes with choice of colour. Air-conditioning. Sliding patio doors onto large rear balcony affording stunning views of the sea.

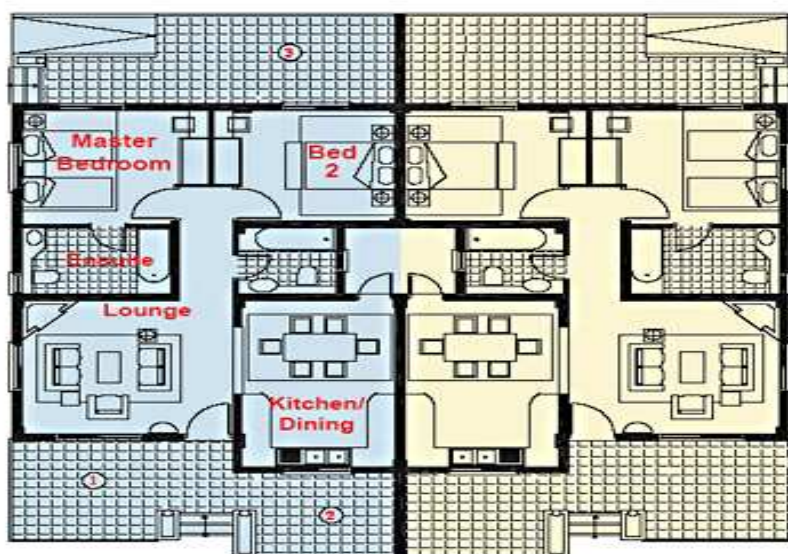
Bedroom 2 4.5m x 3.5m 14'9" x 11'2"
Good sized second bedroom with television and telephone sockets. Hand made fitted wardrobes with choice of colour. Air-conditioner. Sliding patio doors onto rear balcony and excellent views of the sea.

Family Bathroom 2.1m x 1.9m 7'0" x 6'3"
Ceramic tiles to wall and floor in choice of colour. w.c, wash hand basin and bath with shower over.

ALUMINIUM DOUBLE GLAZING THROUGHOUT.

Optional extras include shutters, underfloor heating, central heating, marble flooring and gas fitted fire to lounge area, prices on application.

External
Parking for 2 cars
External landscape package available
Solar panels connected to hot water tank
2 tonne water storage



Floor plan

The Region

The Karpaz Peninsula, (or “panhandle”) of Cyprus, is an area where history and culture blend to offer a unique tourism experience. For visitors that want to learn more about the region’s history, there are ancient villages to be explored, along with basilicas, ruins, and tombs. For adventure travellers, there are trails for mountain biking and hiking, along with opportunities for hand gliding and many other exhilarating activities. For sun-seekers,



there are miles and miles of sandy beaches stretching along warm, blue Mediterranean Sea and for families, there is a unique village experience that can include everything from donkey rides to mountain biking. There is truly something for everyone in the Karpaz Peninsula. The Karpaz Peninsula is one of the few remaining areas of outstanding natural beauty that has managed to largely retain its unspoilt charm.

No where in Cyprus will you find such wonderful, golden sandy beaches, which stretch on for miles and miles, and are often deserted.



The Village



The pretty village of Yeni Erenkoy can be found around half way along the North Coast of the Karpaz Peninsula, and is minutes away from the fabulous National Park area of this region. This area has some **breathtaking beaches**, wonderful walks and is littered with **ancient churches, monuments, remains and ruins**. A little further along the coast from Yeni Erenkoy you will see wild donkeys which are allowed to roam free and nature is pretty much left alone. There are also some good seafront restaurants in this area, serving both local and European cuisine. This location is not heavily over developed, and the Government has implemented huge restrictions to prevent mass construction here. Yeni Erenkoy, and of course,

the Karpaz Peninsula on which it is situated, is without doubt, one of the prettiest unspoilt areas not just in North Cyprus but in fact the whole Island.

