



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## 4 BED/4 BATHROOM VILLA KARPAZ PENINSULA



### OFF PLAN, £138,500

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| <ul style="list-style-type: none"><li>• 4 Double bedrooms, 3 ensuite</li><li>• 1 family bathroom</li><li>• Spacious living room</li><li>• Good sized kitchen</li><li>• Full air conditioned</li><li>• Hand made fitted wardrobes</li></ul> | <ul style="list-style-type: none"><li>• Stunning sea views</li><li>• Minutes from new marina</li><li>• Best beaches on the Island</li><li>• Excellent complex</li><li>• Communal pool</li><li>• Key Investment area</li></ul> |
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These fabulous 4 bedroom/4 bathroom villas are being offered for sale on the wonderful Karpaz Peninsula of North Cyprus. This area offers a haven of tranquility for those that prefer non over-development. Government enforced restrictions are in place to prevent mass construction. These stunning villas offer a generous 232 square metres of luxury living space, located on a picturesque complex directly opposite the clear blue crystal Mediterranean sea. There will be a communal area with adults and kiddies pool, if you can tear yourself away from the many fine sandy beaches which this area boasts, one being ranked top ten in the world. To add further value, the Karpaz Gate Marina, due for completion in 2010 is just minutes from this fabulous development.

**Reference HP0143.**

## The Property

### Dimensions

Gross Floor area	172 square metres
Standard external terracing and balconies	60 square metres
<b>Total Gross Area</b>	<b>232 Square metres</b>

Lounge/Dining Room          6.4m x 3.7m          20'11" x 12'2"  
Extremely spacious living area with open fireplace with a choice of marble/granite mantelpiece. Double aspect sliding patio doors giving access to both the front and rear balconies. Air conditioned.

Kitchen/Diner                  4.5m x 3.5m          14'9" x 11'6"  
Hand made kitchen units with built in hob, double oven, dishwasher, washing machine and fridge/freezer. Choice of white lacquer or various wood shades. Additional breakfast unit and storage cupboards. Air conditioned.

Study/Bedroom 4              4.0m x 3.5m          13'1" x 11'6"  
Large airy room for use as either a 4<sup>th</sup> bedroom, study, second lounge or separate dining room. Sliding patio doors to rear balcony. Air conditioned.

Master Bedroom/En-suite    6.4m x 3.7m          20'11" x 12'2"  
Master bedroom with extensive living area and boasting good sized en-suite facilities. Sliding patio doors onto balcony area, allowing for stunning views of the sea. Hand made fitted wardrobes in a choice of colour. Air conditioned.

Bedroom 2/En-suite          3.5m x 3.2m          11'6" x 10'6"  
A further good sized bedroom with en-suite. Sliding patio doors onto balcony. Hand made fitted wardrobes in a choice of colour. Air conditioned.

Bedroom 3/En-suite  
Being of the same size as bedroom 2, allowing for an excellent sized third bedroom. Hand made fitted wardrobes in a choice of colour. Air conditioned.

Ground Floor wc and shower.

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 93 m<sup>2</sup> 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 35,000, 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

Parking for 2 cars

Garden wall

External landscape package available

Swimming pool available at extra cost

## 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 travelers, 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 on the Karpaz Peninsula. The Karpaz is one of the few areas of

outstanding natural beauty that enjoys protection against over-development by way of strictly enforced government restrictions. Good for the environment and for your investment.

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



## 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 vista 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**

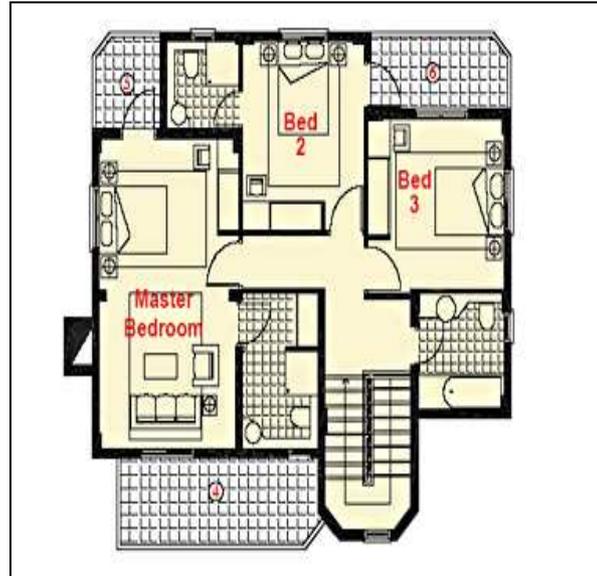
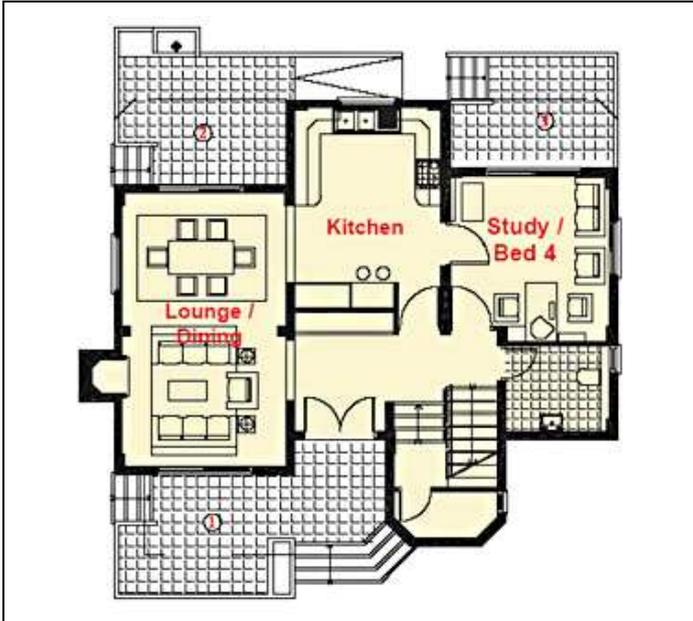
**of any short list.**

## 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 Greek and Turkish Cypriots. They live in 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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