



## Luxury 3 bed detached Villa Hilltop Village, Bogaz - Safakoy

**£149,950 + 5%VAT**

**Only ONE unit remaining!**

- Luxury villa in exclusive resort
- 3 bedroom, 2 bathroom, 1 WC villa (total gross area 223.4m<sup>2</sup>)
- Ground floor - gross area 130.4m<sup>2</sup> 3 terraces 30.4m<sup>2</sup>
- 1 floor - gross area 93.4 m<sup>2</sup> terrace 15.9m<sup>2</sup>
- Fitted wardrobes to all bedrooms
- Private swimming pool and garden
- spectacular sea and mountain view
- fully air conditioned
- fitted kitchen
- 8 communnal swimming pools, fitness centre,
- tennis court, multipurpose court (volleyball, basketball, football), minigolf, childrens playground, 300m2 pool, aquapark, jacuzzi (completion summer 2014)
- 24 h site management office
- On site restaurant
- Maintenance and rental services
- 25 minute drive from Famagusta center, 950 meters from public sandy beach

**50% Mortgage available up to 5 years**

**COMPLETED AND READY TO MOVE IN**





## Property description

These spacious luxurious 3 bedroom, 2 bathroom and 1 WC detached villa with the private swimming pool is located on the popular Hilltop Village and Seaview Resort development in Bogaz, Iskele. The villa is just a short walk from Bogaz's quaint fishing harbour and its sandy beaches. The historical town of Famagusta is 25 minutes' drive away and Seaview Resort is only 30 minutes from the Karpaz peninsular and the new Karapaz Gate marina. With both Ercan and Larnaca airports and the Bafra Tourism zone within reach, these apartments are ideally situated as a holiday home or investment for rental income, with strong demand from Casino workers.



### Floor plan

#### ELAN PROPERTIES-HILLTOP RESIDENCES-HARMONI



#### GROUND FLOOR PLAN I

GROSS AREA:130m<sup>2</sup>  
NET LIVING AREA:100m<sup>2</sup>  
INCLUDING TERRACE:34.38m<sup>2</sup>



#### FIRST FLOOR PLAN I

GROSS AREA:93.4m<sup>2</sup>  
NET LIVING AREA:81.58m<sup>2</sup>  
INCLUDING TERRACE:15.9m<sup>2</sup>

TOTAL GROSS AREA:223.4m<sup>2</sup>/TOTAL LIVING AREA:181.58/TOTAL AREA -INCLUDING TERRACE:50.28



## Property details

### Entrance Hall 13.84m<sup>2</sup>

Open plan hall leading into the living and kitchen areas with ample under stairs storage.

### Kitchen Diner 20.70m<sup>2</sup>

A large open plan fully fitted kitchen, with all white goods including hob, oven, extractor fan and fridge/freezer, a window with views of the garden and a door opening onto the terrace at the rear of the property. The dining area has an archway that leads to the living room and a sliding door that leads on to the front terrace with sea views ideal for alfresco dining.

### Living room 27.16 m<sup>2</sup>

Large open plan living area including marble fireplace, air conditioning unit, double aspect windows and large sliding double glazed doors that leads on to an outside patio with beautiful sea views.

**Downstairs cloakroom 2.89m<sup>2</sup>** W.C. and wash basin.

### Stairs and landing 3.84m<sup>2</sup>

An attractive marble staircase with decorative wrought iron banisters, takes you to the upstairs landing which has 2 large storage cupboards one houses the washing machine and the boiler the other is ideal as a linen cupboard, doors from the landing to the bedrooms and bathroom.

### Main bedroom 16.6m<sup>2</sup>

A good sized double bedroom with en-suite, there is an air conditioning unit and a dressing area which includes 4 double wardrobes, a window with views to the side of the property and sliding doors leading out onto the balcony with great views of the sea and surrounding area.

**En suite 2.6m<sup>2</sup>** Shower unit, W.C. and wash basin.

### Bedroom two 16.9m<sup>2</sup>

A double bedroom with en-suite an air conditioning unit and fitted wardrobes patio doors leading to a balcony which is shared with the master bedroom.

**En suite 2.6m<sup>2</sup>** Shower unit, W.C. and wash basin.

**Bedroom three 10.5m<sup>2</sup>** A double bedroom with fitted wardrobes, air conditioning and double aspect windows.

**Bathroom 4.59m<sup>2</sup>** Bath with shower, W.C. and hand basin.





## Large private swimming pool

Private swimming pool



## Private garden

The large garden is planted with a multitude of trees and shrubs with a pathway through and patio areas at the front and the rear, there is a parking area.



## New Exciting facilities

Completion: August 2014

## Professional size tennis court



## Aqua Park



## Children playground



## Minigolf





## NEW 300 m2 swimming pool



## Jacuzzi



## Local area

### Bogaz

Bogaz is located at the gateway to the Karpaz Peninsular. Bogaz town is centred around its own fishing harbour, coupled with a delightful mix of Cypriot restaurants and cosy bars. Daily trips out to sea are offered by local boat owners where you can chance your luck with catching your fish supper. Ercan Airport can be reached within 30 minutes, and the historical city of Famagusta is a short drive along the scenic coastal road, with its numerous sandy beaches. Bogaz offers a unique atmosphere in Cyprus, and is a popular choice for both holidaymakers and permanent residences.



### Old City of Famagusta



### Karpaz





## New exciting developments in the area

Bafra Tourism Centre is 15 minutes drive from Bogaz Town and is a new area designed to boost tourism in the region. Plans for no less than 16 five star hotels, a shopping centre and enlarged desalination facilities will make this into the 'Las Vegas' of the Eastern Mediterranean. Two of the hotels: The Kaya Artemis and Noah's Ark have already been completed. Further up the peninsula, the new Karpaz Gate Marina is now open just a 30 minute drive from Bogaz. It is large enough for 350 vessels, including Super Yachts of over 65 meters. It also boasts various shops, restaurants & bars, a Beach and Yacht club and it is also an official Port of entry to Cyprus.



### Purchase Plan

#### Reservation Stage

£1,000 Deposit (to remove from the market, and deducted from the purchase price)  
£1,000 Solicitors fees (to be given to your solicitor)  
**£2,000 Total to pay**

#### Signing the contract (about 2 weeks after reservation)

##### **EITHER (70% Mortgage Purchase)**

£43,985 (30% Cash payment less £1,000 reservation deposit)  
+ £7,497.50 (5% KDV/VAT)  
+ £749.75 (Stamp duty)  
+ £1036 (Annual maintenance for complex, pools, including insurance)  
+ £1000 (water and electricity connection)

**£ 54,268.25 Total to pay**

Then payment of remaining 70% over 5 years on an 8.9% mortgage at £2,527.91 per month.

##### **OR (100% Cash Purchase)**

£148,950 (100% Cash payment less £1,000 reservation deposit)  
+ £7,497.50 (5% KDV/VAT)  
+ £749.75 (Stamp duty)  
+ £1036 (Annual maintenance for complex, pools, including insurance)  
+ £1000 (water and electricity connection)

**£ 159,233.25 Total to pay**

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