

## **POOLVIEW ONE BEDROOM FULLY FURNISHED APARTMENT FOR SALE, COURTYARD, LONG BEACH**

POOLVIEW ONE BEDROOM FULLY FURNISHED APARTMENT FOR SALE, COURTYARD, LONG BEACH This fully furnished one bedroom apartment in one of the most popular projects in North Cyprus. The terrace is facing the pool. The apartment is very well presented with high quality finishes, high gloss flooring and acrylic cabinets. Lighting is also very well done, that brings out the best of the abovementioned materials. The site is a gated complex with security, 24/7 CCTV coverage, and reception. There are two restaurant/bar/cafe's next to outdoor pools and communal gardens. In a closed area, there is a gym, an indoor pool, spa centre, Turkish Bath (Hammam), and sauna. In the centre of the site, there's a mini-golf area surrounded by several outdoor pools, both for adults, and for children. The site popular amongst tourists, and at full occupancy in high season. Real estate investors could buy this property and rent it out through the on-site property management system, which will also clean the property, check white goods, furniture and walls. Key points: ? Fully furnished 1+1 or sale ? Orientation: South (gets plenty of sun throughout the day) ? Floor: third floor, main building, best views Gross total living area is 90.91 m<sup>2</sup>, including 13.20 m<sup>2</sup> balcony). The unit is ready to be transferred to the new owner. Title Deed (Exchange) has been issued, and under developer's name Included in the price are: ? VAT paid ? Transformer and water connection ? Furniture & white goods ? Fitted wardrobes and ceramic flooring Maintenance fee is approximately 100 GBP per month. Under Courtyard Rental Management System, the property can yield 7,000 Euros NET per year from rental income. Site facilities: ? Mini supermarket ? Cafes, bars, and restaurants ? Outdoor pool, children's pool, aqua park ? Indoor pool, spa, and Turkish Hammam ? Mini golf ? Gym ? Beauty centre This unit can be used as a full-time residence, or as a 'buy to let' with high rental yields. &nbsp; &nbsp; Contact Amin for more information: (English, Turkish) Invest in North Cyprus with Henry Charles Estates, the Trusted Professionals, Established in 2003.















