



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166
Kyrenia Branch (West) – Karaođlanoglu North Cyprus Telephone 0090 533 8511143
email: info@busybeesestateagents-cyprus.com www.busybeesestateagents-cyprus.com

CUSTOM DESIGNED SEA VIEW 5 BED 6 BATH VILLA WITH PRIVATE RESORT BAY, GYM, JACUZZI, INFINITY POOL + SEPARATE WING - TATLISU



£1,000,000 + VAT

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| <ul style="list-style-type: none">• Exchange title deeds• 5 Bedrooms 6 Bathrooms• Each bedroom with en suite• Indoor gym• Jacuzzi• Private infinity pool• Private bay on resort• Only 100 meters from the ocean's edge• 1000 m2 gross area, 270 m2 interior• Potential for guests and maids quarters• Large spacious terraces and garden area• Clear ocean & mountain views• Only 40% down payment• Very flexible payment plans available• 5+ years finance available with 9 – 10% APR or 3 years interest free | <ul style="list-style-type: none">• Private Bay on site• Restaurants and bars situated along the coastline• Amenities within 7 minute drive incl supermarket• Large sandy beach and bar within 5 minutes• 37 minutes' drive from Kyrenia City Centre and the infamous Girne harbour• 40 minute drive from Famagusta City Center and its historical features• 20 minute drive from the luxury that is Korineum golf course and country club• 80 minute drive from Dipkarpaz and the fabulous marina• 50 minute drive from Ercan airport |
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Reference No: HP2244

A unique luxury property opportunity at a surprisingly low price. One of the few of only a small hand of villas in a beautiful little resort boasting its own private bay with sunbeds, pergola and maid services available. Set at the gateway to the Karpaz Peninsula along the stunning coastline of Tatlisu with a beautiful sandy beach close by plus breathtaking views of both the Mediterranean and the Besparmak mountain range. The property is still only 40 minute access by brand new highway to the North Cyprus international Ercan airport and 37 minute access to Kyrenia with a range of schools, hospitals, shopping and international dining options. As well as this within only 20 minutes' drive towards Kyrenia, you will also find the infamous 5* Korenium Golf, Spa and Country club kitted with top quality facilities.

This stunning villa is ready-to move in. It includes a separate 2 bedroom wing which can be used as a guest or maid accommodation wing, perfect for rentals! It also contains a private indoor gym, jacuzzi and a large 70m2 infinity pool with views of the glistening blue med. The exterior of the property is exquisite with stone feature walls and spacious terraces big enough to place quality outdoor furniture where you can enjoy many sea view sunsets with perhaps a glass of wine. The perfect ending to your day.

Villas of this level of luxury and style in most other Mediterranean locations would cost several times this price.

Clients wishing to purchase a different style of villa can visit to select their own plot and have an architect designed, custom built villa, key ready within 12 months. Please see reference numbers for more information:

HP2241 – 3D

HP2241 – 5D

HP2241 – 6D

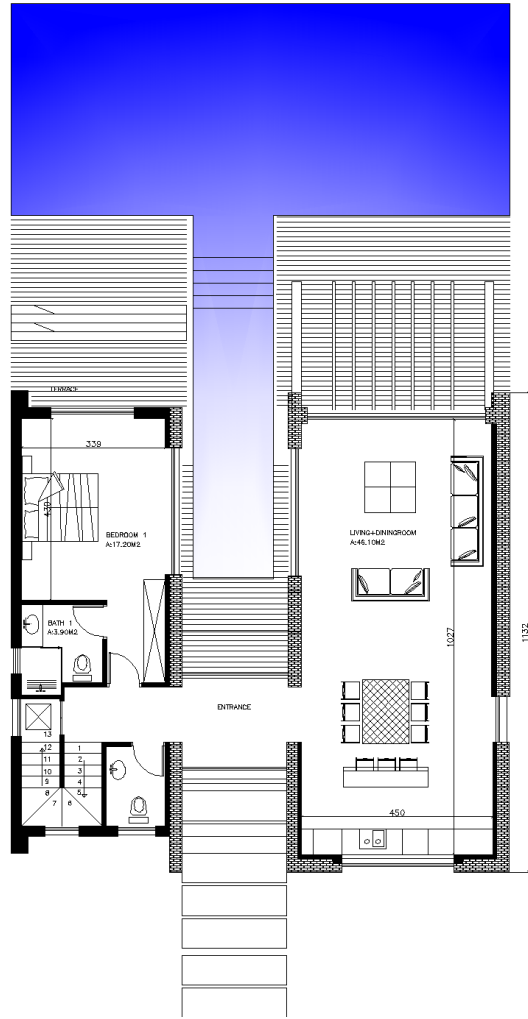
Property specifications:

- 70 square meter infinity pool
- Fire place in the living room
- Terraces with mountain and sea views
- Bedrooms with en suites
- Open plan kitchen
- Separate utility room
- Duck System Air conditioning infrastructure in each room
- Shower cabins with ceramic floor (wet rooms), and glass doors
- Wall ceramic in bathrooms and toilet room
- All bedrooms shall have built-in wardrobes
- Handmade wooden entrance door
- High quality Linea Rossa isolated frames
- Pump under floor heating
- Wooden pergolas on the living room and kitchen terrace as well as over the narrow pool area
- Living room fire place
- Infrastructure for wood burner in the master bedroom
- Outside Shower with non-slip ceramic
- BBQ corner with worktop and sink
- Landscape and Gardening
- Underground water pressure tank
- Solar panels for water heating

Project specifications:

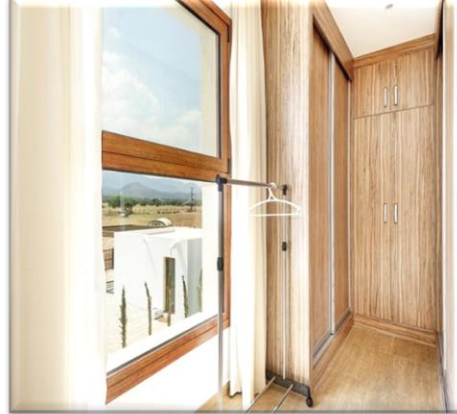
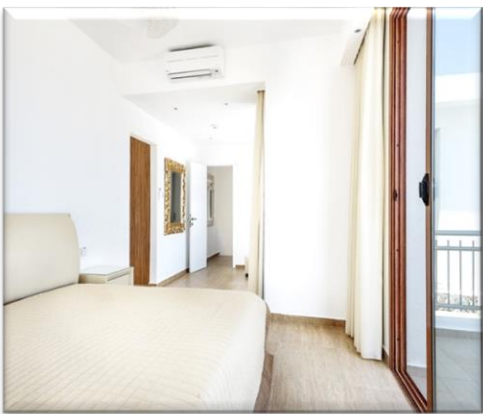
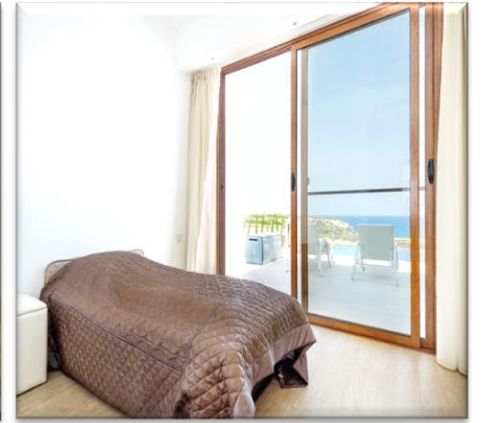
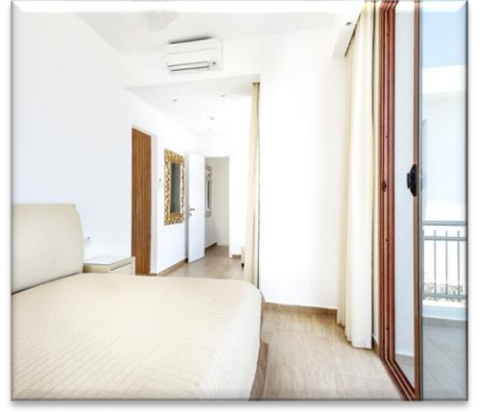
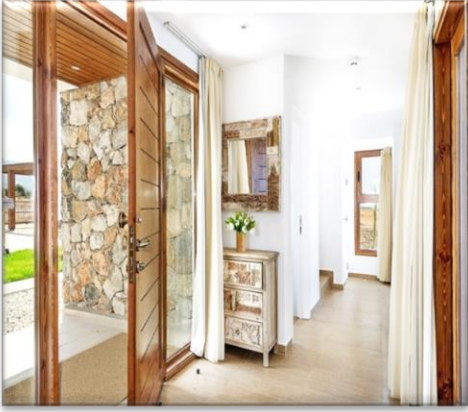
- 10 villas total
- Private bay / beach with sunbeds and mini pier
- Landscaped gardens

Floor Plans:



The Gallery:







General Payment Plan options:

For off plan properties to be completed within 1 year:

1. £5000 non-refundable deposit to take the property off the market
2. 40% minus the reservation fee required within 4 weeks maximum of paying your deposit + 0.5% stamp duty
3. The remaining 75% can either be paid in monthly / quarterly instalments within **3 years interest free**

OR

35% down payment with **5 years** monthly instalments at an **APR interest rate between 9 & 10 %**

For Key Ready properties:

1. £5000 non-refundable deposit to take the property off the market
2. 50% minus the reservation fee required within 4 weeks maximum of paying your deposit + 0.5% stamp duty
3. The remaining 50% can either be paid in monthly / quarterly instalments within **3 years interest free**

OR

Monthly instalments **within 5 years at 9/10% APR** interest rate

Please note: Payment plans are very flexible. If you have a payment plan in mind please let us know and we will come up with the best plan to suit your needs!

All new properties are subject to 5% VAT at handover

Should you wish to take the title into your name once you have paid for your property in full then 3% will be required for the transfer of the title deeds. Some developers may ask for one year maintenance fee up front also.

Extra Cost:

0.5% Stamp duty

3% for the transfer of the deeds

5% VAT

Solicitor Fee: £1400 if you decide to use our recommended solicitor

Infrastructure: Between £1500 - £2000

Maintenance fee for Approx £200 per month

500tl deposit when transferring the electricity bills into your name

1500 tl for the electricity meter

Approximate Rental Potential:

Short term holiday lets high season (approx through 25 weeks of the year) £600 per week

Long term rental: £550 per month

The region:

Tatlisu/Esentepe coastline contains the most astonishing views, easy access to wonderful beaches and the crystal clear waters of the Mediterranean Sea where residents usually end up with excellent homes due to the strong elevation around Esentepe. Around the villages you have pine forests, olive groves and the gentle foot hills of the Besparmak mountain range which are accessible and great for wintertime walks. The Korineum Golf, Spa and Country Club; an 18 hole international standard golf course, is a stunning beauty that is located nearby, The Golf and Country Club also has a private club house, public restaurant and bar, hotel facilities making this quite possibly one of the most stunning courses in the entire Mediterranean region. Many family friendly restaurants and bars lie along the coastline along with minimarkets, two supermarkets offering local and imported foreign goods as well as English foods, and of course your necessity stores such as pharmacies. For clothes shopping you may want to choose between taking a drive either to Famagusta City Center where you have the City mall and many urban stores or the infamous Kyrenia City Center with the Old Harbor and it's exquisite boutique stores.

Local Amenities & Attractions: Travelling Times

- Private Bay on site
- Restaurants and bars situated along the coastline
- Amenities within 7 minute drive incl supermarket
- Large sandy beach and bar within 5 minutes' drive
- 37 minutes' drive from Kyrenia City Centre and the infamous Girne harbour
- 40 minute drive from Famagusta City Center and its historical features
- 20 minute drive from the luxury that is Korineum golf course and country club
- 80 minute drive from Dipkarpaz and the fabulous marina 50 minute drive from Ercan airport
- Bar B restaurant, The Almond Tree, Joya, The Spice Garden, Charlies Sports Bar: 15 minute drive

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Busy Bees Estate Agents nor any person in their employment or representing them, has any authority to make or give any representation or warranty whatsoever in relation to this property or transaction.

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