



Busy Bees Estate Agents Ltd



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

Head Office: Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166

Kyrenia Branch: Karaoglanoglu, North Cyprus, Telephone 0090 533 8511143

LOVELY 3 BEDROOM 2 BATH SEMI DEETACHED VILLAWITH A PRIVATE GARDEN IN TATLISU



RE SALE PRICE £195,000

- | | |
|---|--|
| <ul style="list-style-type: none">• Full individual title deed in the owners name• Total covered area 140m2• Spacious private ground floor terracing• Updated kitchen and bathrooms• Being sold fully furnished with brand new white goods• Fitted with shutters, fly screens and fully air-conditioned• Complex 100 meters from the sea• 3 double bedrooms +2 bathrooms• Well maintained quiet development• On site communal pool, children's play area | <ul style="list-style-type: none">• Access to a lovely beach cove• Great holiday rental potential• Bars and restaurants within a short drive along the coastline• Supermarket approx. 5 mins drive• Korenium golf and beach club approx. 10 minutes drive• Kyrenia city center approx. 35 mins drive• Approx 90-minute drive to Larnaca airport• Approx 1 hour drive to Ercan airport |
|---|--|

A lovely terraced villa located in the tranquil town of Tatlisu, only minutes from the Korineum golf course and situated along the gateway to the Karpaz peninsular. This property sits on a lovely well maintained complex only a few metres from the beach as well as a wide variety of bars, restaurants and scenic driving routes. Coming onto the maket fully furnished and fitted with White Goods (oven

hob, washing machine, dishwasher and fridge freezer) this bright and airy home is a pleasant getaway that would make a fantastic holiday home or full-time residence. The ground floor consists of a spacious kitchen that features a lovely breakfast bar which seamlessly combines the open plan living and dining areas providing a light and airy atmosphere. There is also a family sized shower room and storage space under the stairway. Located on the first floor you will find three double bedrooms, another large family bathroom and an additional storage room. I can happily announce that both bathrooms have been updated and modernized, along with brand new white goods and air conditioning units in each room.

Enhancing this wonderful home are two fabulous outdoor seating areas. One situated to the back of the property that resembles a private garden, large enough to hold luxury outdoor furniture and even a bbq making it the perfect place to spend time with family and friends. Further on from the lounge, lies the spacious terrace. Again, a great place to put outdoor furniture and enjoy your morning coffee or tea.

In addition to all of the above the residence is home to a luscious communal pool, a children's play area and contains a fabulous walkway that leads to a beautiful and natural beach cove.

Site fees as a little as £40 per month!

Ref: HP3059

Lounge: 3.76m x 6.73m

A lovely open plan air-conditioned lounge area with large patio doors that open up onto the front terrace with far reaching views. The lounge is separated from the kitchen area by a fully functional fireplace and finished with clean ceramic floor tiles and has a lovely couch with a foot stool where you can cozy up to the fireplace.

Kitchen/Dining: 6.27m x 3.25m

A fully fitted kitchen with granite tops and breakfast bar with all white goods included fridge/freezer oven/hob with plenty of counter space as well and a window and a door to the rear terrace.

Hall and stairway/utility room : 1.8m x 1.3m

To the side of the living area has a cupboard and washing machine with a door to the shower room under stairs area has a storage Stairs lead up to the first-floor landing and bedrooms along with extra spacious storage room.

Shower room (downstairs): 2.0m x 2.0m

Fitted with quality fittings including a WC, shower cubical, and tiled with attractive ceramic tiles throughout.

Master Bedroom: 3.3m x 3.8m

A large double bedroom with fitted wardrobes, air conditioning and a window with shutters. A patio door opening onto the balcony at the front of the villa with a sea view.

Bedroom Two: 3.6m x 3.2m

A double bedroom with air conditioning, fitted wardrobes and a window overlooking the mountains

Bedroom Three: 3.25m x 3.75m

Third double bedroom with fitted wardrobes, air conditioning

Family Bathroom: 2.72 x 1.78

Large spacious bathroom fitted with large shower head, wash basin, WC, storage space and attractive ceramic tiles

External

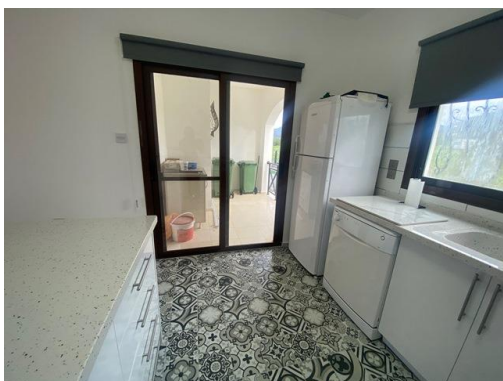
Properly paved and with a low maintenance upkeep garden this property sits on a complex only a few minutes from a beach, however if the beach is not your scene, then cool off in the large communal pool with showers, toilets and covered sitting areas surrounded by a large sunbathing

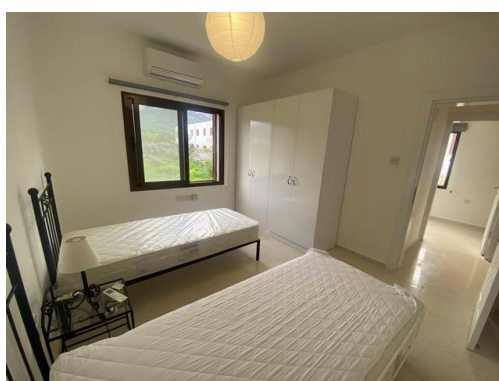
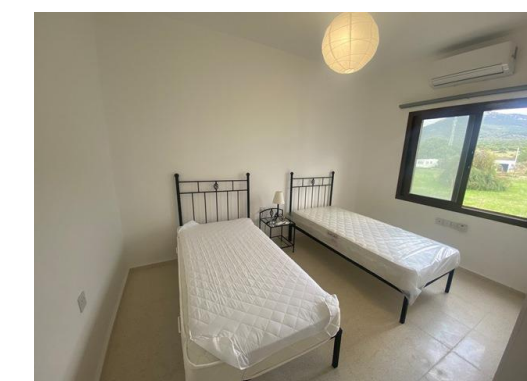
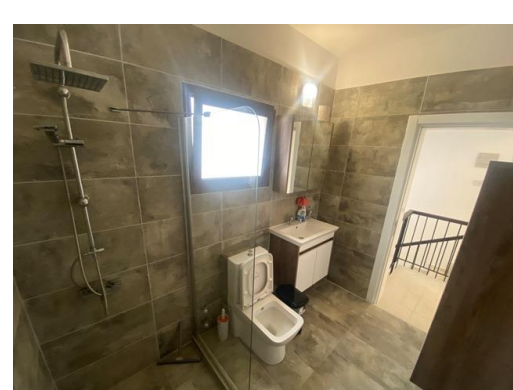
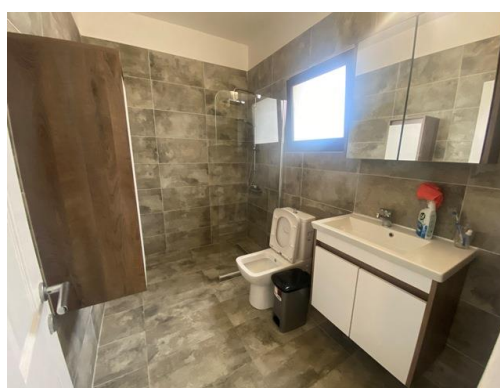
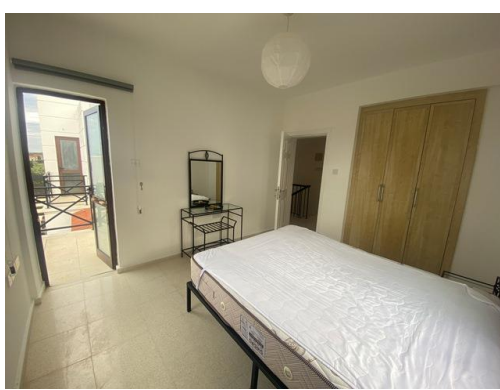
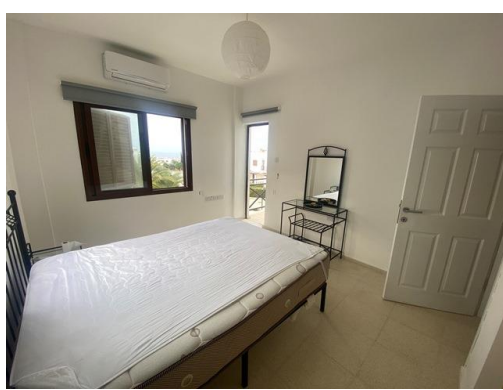
terrace. There is also a kiddies play area set in the pretty green area, and take a leisurely stroll around this well maintained gated complex with paved off-road parking space and well-kept gardens with seating areas or explore one of many spectacular bars and restaurants in the Tatlisu/Bahceli and Esentepe area. Annual site maintenance is roughly £40 per month

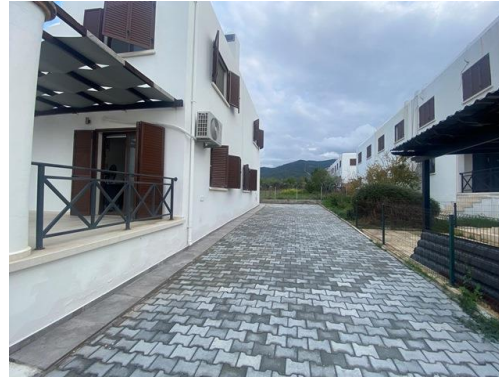
Resale and Rental Opportunity

This lovely villa and its exclusive location will only appreciate with time as development increases in the city and many buyers would look to escape the hustle of city living and retreat to a more secluded location while still having a foot in town. The complex is so beautifully maintained that holiday lets could look to achieve an estimated £550 per week and long term approximately £650 per month

The Gallery:







Complex photos



The Area

Tatlisu, which translates to “sweet water”, is situated on the north coast of North Cyprus, the scenery is magnificent and the views of the mountains and sea are quite breathtaking. From Tatlisu you can see along the north coast back to Kyrenia and forward in the distance to the great long stretch of the Karpaz peninsula. The drive from Tatlisu through Kaplica and on towards the Karpaz has to be one of the best on the island and now with the new road opened the journey time to Bafra and the Karpaz has been reduced considerably. The village itself is set in the foothills of the mountains and Tatlisu can boast some of the nicest beaches along the north coast. The area is ideal for exploring and walking. Just 30 minutes from Kyrenia and a 30-minute drive from Ercan airport.



Popular Area Attractions:

- The Acapulco beach and resort
- Alagadi or Turtle beach is a short drive away. In July and September the beach is a big attraction as visitors come to watch the female loggerhead and green turtles come to lay their eggs and see their hatchlings make their desperate run for the sea.
- Korineum Golf and Beach Resort
- A great selection of restaurants close by
- The Incirli cave: a natural underground cave with stalagmites and stalactites

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.

Busy Bees Estate Agents Ltd are licensed to trade in estate agency and real estate within the TRNC