



Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
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A VIP CLUB RESORT INVESTMENT, STUDIO PENTHOUSE WITH ACCESS TO A LUXURY ROOF TERRACE



STARTING PRICE £49,000!

- **Shared Turkish title deed when ready + VAT**
- **Studio/ hotel style rooms 17.5m² / 20m² + 4m² balcony and access to communal roof terrace**
- **Communal roof terrace with sun loungers and luxury outdoor furniture**
- **Furnished, white goods and AC included**
- **ROI approx. 10% minimum p/a net**
- **Interest free payment plan option**
- **On site communal pools and fitness center**
- **On site disco club and restaurant**
- **On site cigar bar and extra activities**
- **Full property management and letting services**
- **Completion approx. summer 2026**
- **Approx 10 minutes walking distance to the sea and a cute fishing harbor**
- **Approx 10 minute walk to the closest market**
- **Korenium Golf and Beach club approx. 15 min drive**
- **Local sandy beach approx. 7 minute drive**
- **More restaurants and bars along the coastline**
- **Kyrenia town center approx. 35 minutes' drive**
- **Ercan airport approx. 50 minutes' drive**
- **Larnaca airport Approx 90 minutes' drive**

We are excited to announce the development of Northern Cyprus' first ever VIP party style resort that will offer exclusive events featuring renowned DJs, live music performances, fashion shows, and themed parties providing the ultimate party experience. With the onsite facilities all guests/homeowners will be able to enjoy water games, animation programs, fitness activities, festive swimming and much more ensuring a fun filled stay throughout their holiday. Thanks to the boutique hotel concept and full letting property management services, each of these fabulous studio penthouse options can benefit from a buy to let investment. The developer has predicted a minimum of 10% ROI per annum. Currently we are offering a free white goods and furniture package, which means that upon completion, investors can earn right away.

Reference Number: CH014-SP

Facilities and amenities:

- Café, bar, bakery, ice cream parlor, restaurants
- VIP club, beach club, cigar lounge
- Infinity pool, water sports facilities, pool bar
- Hammam, sauna, massage room
- Outdoor fitness, changing room & sanitary facilities
- Aesthetic elements

Activities:

- Animation programs and clubbing experience
- Yoga, water games, live music
- pool parties, gourmet dinners
- theme evenings, shows and much more

Extras:

Car hire
Concierge service
Hotel style services
Taxi service
Full property management services

**This project is currently in the pre-launch phase. Adjustments may be made during the process, but the basic concept remains the same.*

Rental potential:

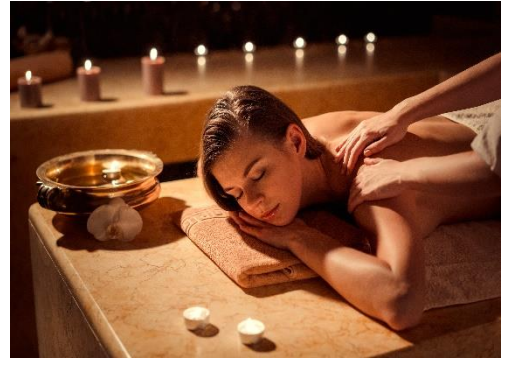
Short term holiday let approx. £250 per week / 25 weeks per year

Payment plan:

50% own payment / 50% in 24 monthly interest free instalments

The Gallery:

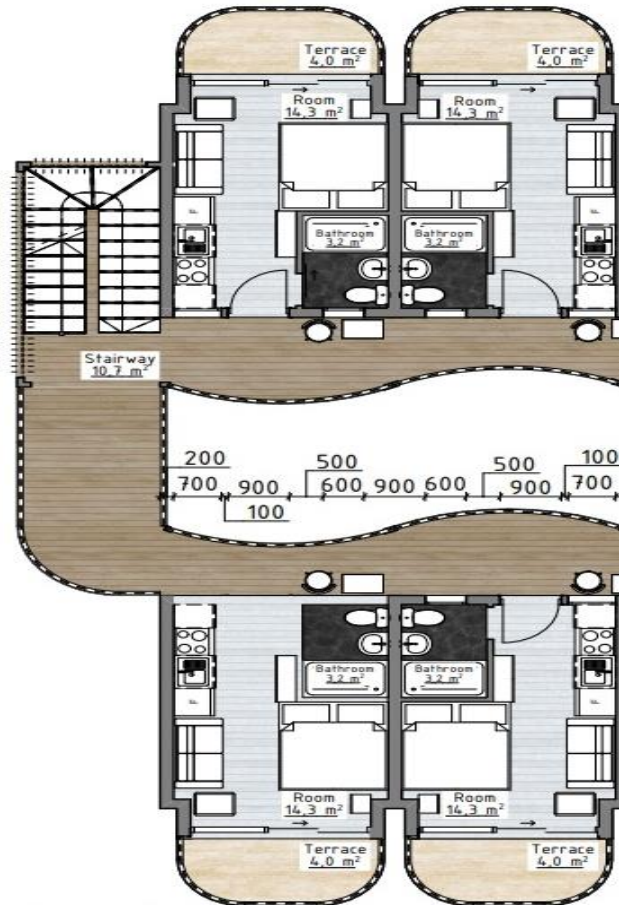
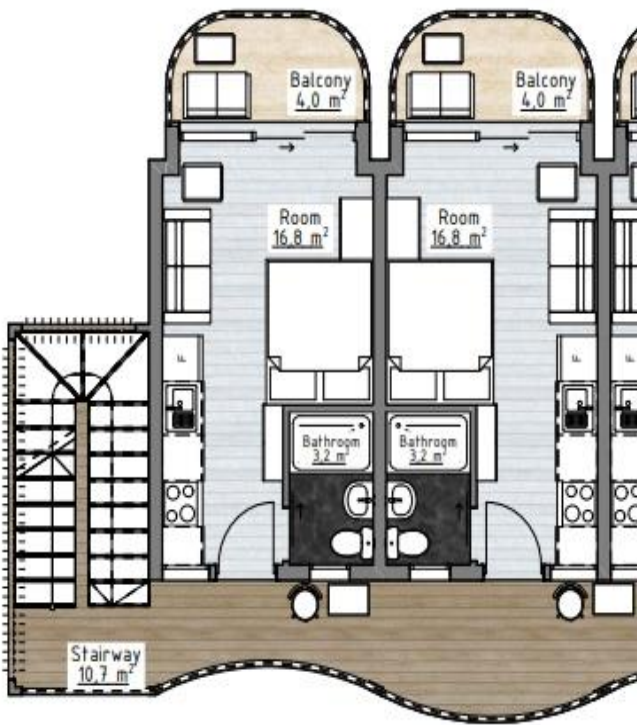




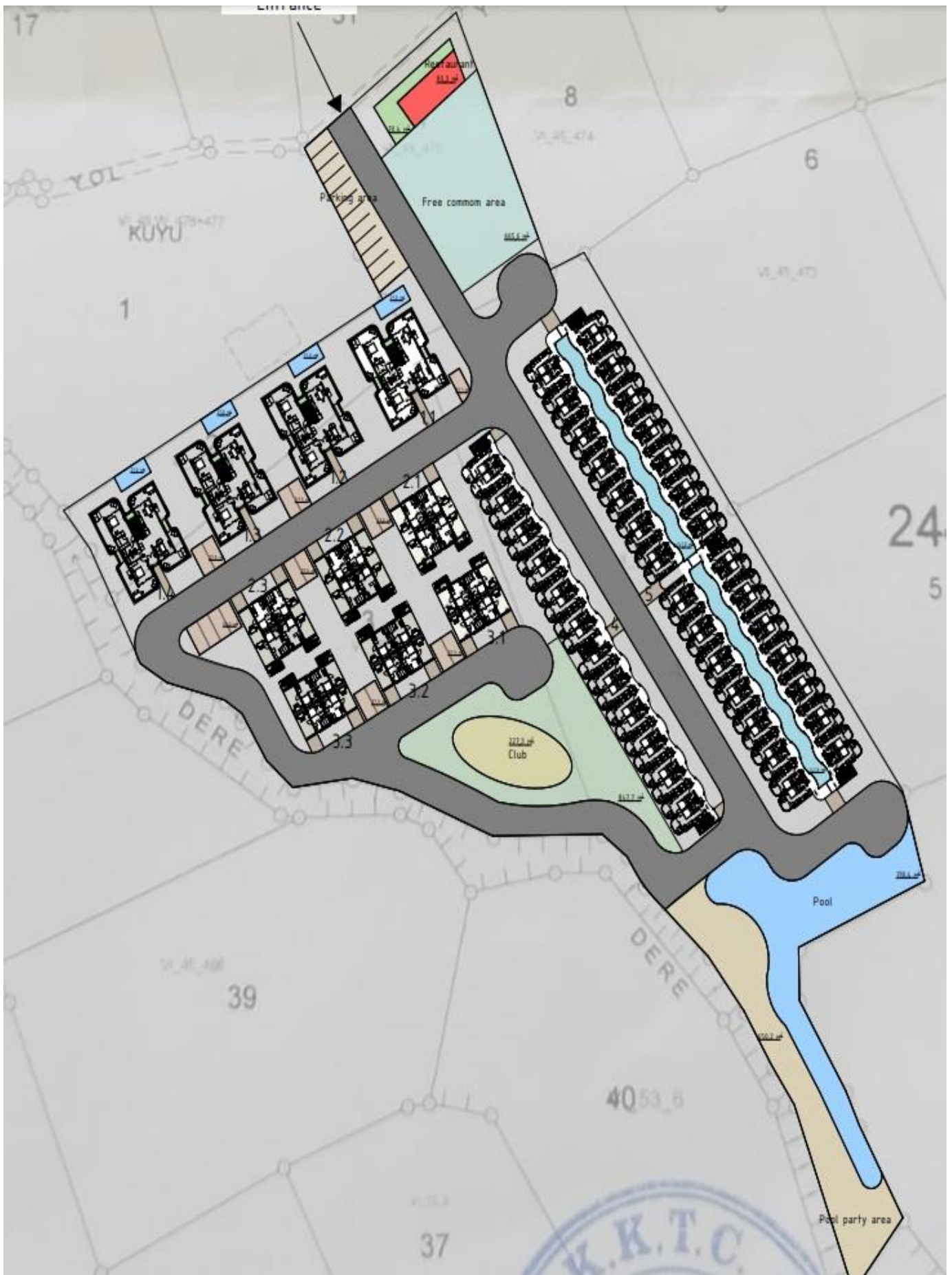


Floor plan:
20m² floor plan

17.5m² floor plan



Site plan:



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 35 minutes from Kyrenia and a 50 minute drive from Ercan airport.

Popular Area Attractions:

- Tatlisu belediyesi sandy beach
- Esentepe belediyesi sandy beach
- Restaurants close by, Eagles Nest, Roots bar x2, Down the hill, Cafe paris, Double Gemini, Sea Breeze, Rose’s bar, Californian and many more
- Small beaches along the coastline
- Korineum Golf and Beach Resort
- 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.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The miniture meuseum
- Kantara castle
- Incirli Gypsum caves
- Kyrenia Harbor
- St Hilarion castle

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