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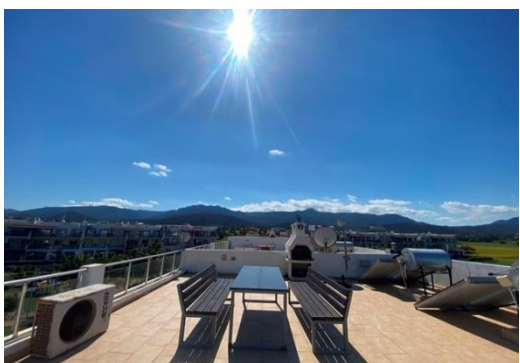
LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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FULLY FURNISHED 2 BED 2 BATH PENTHOUSE WITH SPACIOUS PRIVATE ROOF TERRACE – TATLISU



£125,000

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| <ul style="list-style-type: none">• Individual exchange title deed• Sold Fully Furnished including white goods• 2 bedrooms; Master with en-suite• Apartment approx. 75m²• Spacious balcony and private roof terrace with lovely view• Open plan Living/Kitchen• Private roof terrace with• Bedrooms with fitted wardrobes and air conditioning units and flyscreens• 2 large communal pools + gym• Children's pool + play ground• Wooden poolside self catering bar | <ul style="list-style-type: none">• Access to a small beach cove and mini fishing harbor• Seaside restaurant within approx. 7 minutes walking distance• Closest supermarket approx. 15 minute walk• Bars restaurants and necessity stores along the coastline• Korenium Golf course 15 minutes' drive• Tatlisu sandy beach approx. 7 min drive• Kyrenia town 45 minutes drive• Ercan airport 50 minutes drive |
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Located in the coastal town of Tatlisu lies the lovely Sea Terra Marina complex, named after its fabulous seaside location that provides direct access to the wonderful fishing harbour and Marina beach cove from site. Enhancing the Mediterranean lifestyle experience each and every home that resides on this amazing retreat will benefit from two magnificent communal pools, each with a self catering poolside bar, luxury pergola and various sunbeds. Additionally, you will find a fully equipped

indoor gym. Home to all of the above, we are proud to present this luscious 2 bedroom, 2 bathroom penthouse apartment offers a calming and relaxing living experience in the Mediterranean; the open-plan living space as well as both double bedrooms open on to the spacious terrace where you have wonderful views. Best of all, there are steps up to the huge private roof terrace giving you stunning 360 views of the mountains, gardens, pool and sea, also the brick built BBQ on the roof terrace and a kitchen sink gives the additional touch to your Mediterranean home. The complex itself offers 2 communal pools, children's play area, children's pool on site gym and beautiful gardens. This an ideal holiday home, investment opportunity or retirement nest; there are a wide variety of bars, restaurants, romantic history and culture in the area just begging to be explored. **Reference number: HP3073**

Open-plan kitchen/diner + lounge: 6.930m x 3.939m (22'8" X 11'1)

Led through covered seating area with beautiful views of sea, pool and mountains, the property opens up into a well open plan lounge and kitchen area which includes oven, hob. The lounge has sliding patio doors on one end giving you access to a private terrace with views of the sea and pool and well-maintained gardens below. The lounge area comes fitted with an air-conditioning unit. The front terrace which is **9.888m x 2.449m (32'5" x 8')** stretches all the way to the bedrooms giving access from both bedrooms as well.

Family bathroom: 2.726m x 1.831 (8'11" X 6')

A beautifully laid out bathroom fitted with W/C, basin and a bath with a shower head

Master Bedroom: 5.00m x 2.736m (16'4" X 8'11")

A bright spacious double bedroom with fitted wardrobes, air conditioning, sliding patio doors to the terrace with pool and sea view

Master Bedroom En-suite: 2.717m x 2.081m (8'10" X 6'9")

Fitted with a wash basin, shower cubicle and W/C; this en-suite shower room also comes with washing machine

Bedroom Two: 3.739m x 2.765m (12'3" X 9')

This bedroom comes fitted wardrobes, air conditioning unit and sliding doors to the terrace allowing any occupants enjoy the views.

Rooftop Terrace:

A large open space with a fitted BBQ and kitchen sink , provides a much-needed excuse to lounge up here all year long. With incredible 360 degree views of the surrounding areas; including the pool, garden, sea, mountain and open landscape, this is a view you would never tire of.

The complex

A beautifully maintained site with 2 large swimming pools and children's pool with terracing all around, with covered wooden pergolas and a wooden poolside bar, which is all set amongst the immaculate colorful gardens. The site sits right on the coastline and you have many lovely restaurants just a few minutes' drive away, including Bar B, The Gorgeous Restaurant, Spice Garden and many others. There is a championship golf course about 15 minutes to the West. To the east you will find wonderful secluded beaches, some of the best in the Mediterranean (Karpaz beach is a particularly good beach) – and traditional unspoiled North Cyprus villages. Alagadi, an official Turtle Watch beach is 20 minutes and Acapulco, a hotel complex with all facilities including an aqua park bars and restaurants, is also just a short drive away.

The monthly maintenance fee is 1000TL p/m

Rental potential:

Short term weekly rental estimated price: £375 per week

Long term monthly estimated price: £400 per month

The Gallery:







Popular Area Attractions:

- The Acapulco beach and resort
- The new Elexous Hotel with water park and private beach
- 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 18 hole par 72 course Korineum Golf and Country
- The Incirli cave: a natural underground cave with stalagmites and stalactites

Travel Times to Amenities

- Local mini-market and 2 restaurants: 10 minute walk
- Korineum Golf and Beach Resort : 15 minute drive
- Local restaurants and bars include Charlie's Sports Bar, Joya, Bar B, Roots Bar, Spice Garden and The Almond Tree: between 5-10 minute drive
- Karpaz Gate Marine 25 minutes drive
- Beaches nearby: walking distance from complex plus there are a few more beaches in the Tatlisu/Bahceli area only minutes away.
- Larnaca airport: 40 minute drive
- Kyrenia City Center: 35 minute drive
- Lefkosa town: 40 minute drive
- Pharmacy: 5 minute drive

Tatlisu, translated means “sweet water”, is situated on the north coast, 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 20 minutes from Kyrenia and a 30 minute drive from Ercan airport

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