



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166  
Kyrenia Branch – Karaoglanoglu, Telephone 0090 533 8511143

Email: [info@busybeesestateagents-cyprus.com](mailto:info@busybeesestateagents-cyprus.com) [www.busybeesestateagents-cyprus.com](http://www.busybeesestateagents-cyprus.com)

## FRONTLINE 3 BED 2 BATH GROUND FLOOR APARTMENT WITH GARDEN AND SEA VIEW TATLISU



### £140,000 FULL INDIVIDUAL TITLE DEED

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• <b>Individual title deed</b></li><li>• <b>Approx 110m2 interior + terraced garden</b></li><li>• <b>3 double bedrooms; Master bedroom with en-suite bathroom</b></li><li>• <b>Bright open plan living and kitchen room</b></li><li>• <b>Family bathroom</b></li><li>• <b>2 bedrooms access the garden area</b></li><li>• <b>White goods only</b></li><li>• <b>Private garden with covered terrace, pool and sea views</b></li><li>• <b>Large family friendly communal pools and communal pergola</b></li><li>• <b>Onsite gym</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Walking distance to the Tatlisu fishing harbor and a natural cove</b></li><li>• <b>Approx 7 minute walk to the local restaurant</b></li><li>• <b>Approx 15 minute walk /5 minute drive to the supermarket</b></li><li>• <b>More restaurants within a short driving distance</b></li><li>• <b>Kyrenia Town Center approx. 35 minutes drive</b></li><li>• <b>10 minute drive to Korenium golf and beach club</b></li><li>• <b>Ercan airport 50 minutes drive</b></li><li>• <b>Larnaca airport approx. 90 minute drive</b></li></ul> |
|---|--|

This delightful frontline apartment is located in the popular seaside Sea Terra Marina complex which lies within just a short stroll from a lovely fishing harbor and natural cove and boasts on site amenities including two generously sized family friendly communal pools, a children's playground, a poolside bar and an onsite gym. Providing a comfortable living experience, this lovely property comprises 3 double bedrooms, the master with a private en suite plus a family bathroom. The kitchen, lounge and dining area are of open plan design giving an open and airy feel. Our favorite feature of course is the generously sized garden area that overlooks the sparkling waters of both the large communal pools and blue Mediterranean Sea. Adding to the Mediterranean experience this lovely garden boasts a covered terrace and an open area to relax and laze in the sun. Thanks to the on site amenities and sea side location it is safe to say this wonderful home will make a great investment indeed, whether that will be a buy to let investment or simply a personal treat. **Ref Number HP3091**

**Open-plan kitchen/diner + lounge: 9.3m x 3.93m**

From the terraced front garden, you step into a well light living area with large patio doors giving a glimpse of the beautiful garden and the Mediterranean sea . The kitchen will be fully fitted with all white goods

**Family shower room: 2.81m x 1.1m**

Fully fitted with W/C, basin and shower

**Master Bedroom: 6.47m x 2.69m**

A spacious double bedroom comes with fitted wardrobes, air conditioning, sliding patio doors to the garden with lovely sea view and an en-suite bathroom.

**En-suite: 2.84m x 2.00m**

A large bathroom with fitted basin, W/C and shower

**Bedroom Two: 4.39m x 2.66m**

This large and airy second double bedroom comes with fitted wardrobes and sliding doors to the terracing and it going to be fitted with air-conditioning unit.

**Bedroom Three: 2.74m x 3.63m**

A bedroom with fitted wardrobe a single aspect window with views to the front of the house and will come with a fitted air conditioning unit .

**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 plus the 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 just 100tl, which currently equates to under £40!

**Rental potential:**

Short term weekly rental estimated price: £550 per week

Long term monthly estimated price: £450 / £500 per month

**The Gallery:**



**The complex:**



### **The Area:**

**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.

### **Popular Area Attractions:**

- Strip of shops including supermarket, Woods Bar, An Asian restaurant, hairdressers and barbers, DIY store and a chemist
- Tatlisu Zambak beach and restaurant
- The 18 hole par 72 course Korineum Golf and Country Club
- Esentepe Beach and Beach club
- The miniature Museum
- Kantara castle
- The Acapulco beach and resort
- The new Elexous Hotel with water park and casino
- 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
- Local restaurants and bars include Roses Bar, Double Gemini, Joya, The Green Garden, Down the Hill, Eagles Nest, Sea Breeze, The Californian and many more: 5 to 15 minute drive
- Kyreni Harbor
- Karpaz Gate Mrina / Golden Beach

---

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**