



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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4 BEDROOM, 3 BATHROOM DETACHED VILLA WITH PRIVATE GARDEN AND BEAUTIFUL MOUNTAIN VIEWS – TATLISU



£225,000 + VAT

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| <ul style="list-style-type: none">• Title deed ready for transfer + 5% vat• 4 double bedrooms, 2 bath, guest w/c approx. 154m2 internal + terracing and garden• open plan lounge with fireplace• Being sold fully furnished• Kitchen/dining area with white goods• Extended room with a lot of cupboard space, good as utility area• Large private drive• Air conditioned and shutters throughout• Open and covered extensive terracing | <ul style="list-style-type: none">• Closest sandy beach approx. 5-min drive• Large communal pool with changing rooms and shower• Children's playground• Closest pharmacy and market approx. 7 minute drive• Korenium Golf and Beach club approx. 10 min drive• Bars and restaurants along the coastline• 35 minute drive to Kyrenia City Center• 50 minute drive to Ercan airport• 60-minute drive to Larnaca airport |
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A large plot with beautiful trees and flowers all around and a private car park entry for up to 3-4 cars . This spacious and detached villa sits on the popular Sugar Cube complex which lies along the North coastline within minutes from beaches, restaurants, bars and amenities. This bright and airy home is a wonderful getaway that would make a fantastic holiday home or full-time residence. The ground floor consists of the lounge with a fireplace, a fully fitted kitchen, a dining area, a cloakroom and a bedroom downstairs . It also has an extended room downstairs with a lot of cupboard space that can be used as a fifth bedroom , an office, a play/hobby room, maybe a utility room, the choice is simply yours! The upper part of this home has three double bedrooms (master with an en suite and terrace with mountain views) and a large family bathroom. Tatlisu is a scenic location with the most darling bars and restaurants and beaches; sandy and pebbly for your all year enjoyment, there truly is nothing more magical than a home like this!. **Ref: HP3096**

The property:

Lounge(downstairs) : 7.8m x 4.35m

A lovely open plan air-conditioned lounge area with a fireplace and a large patio doors that open up onto the front terrace front garden area

Kitchen/Dining (downstairs): 7.0m x 3.26m

The kitchen is fully fitted with an oven and hob, fridge freezer, and a dish washer. The kitchen has got plenty of counter space and the dining area

Cloakroom (downstairs): 1.75m x 1.85m

Fitted with a WC, basin and a washing machine

Extended Room (downstairs) : 4.0m x 2.8m

This is an extended room located downstairs fitted with a lot of cupboard space, this can be used as a shed, another kitchen, a fifth bedroom, a play/hobby room an office or whatever you decide! There is one door located to the back garden area and the other door located in the front of the house

Bedroom Two (downstairs) : 3.0m x 2.66m

A double bedroom located downstairs with one wide window facing the covered terrace area

Master Bedroom (upstairs) : 4.0m x 3.6m

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

Ensuite 1.29m x 2.0m

Fitted with wc, basin and shower

Bedroom Three (upstairs) : 3.39m x 3.24m

An airy bright room with two windows fitted with air conditioning unit and a moveable wardrobe

Bedroom Four (upstairs) : 3.3m x 3.2m

Fourth bedroom fitted with air conditioning unit, fitted wardrobes two windows with one facing the back garden area and the wall is beautifully painted

Family Bathroom (upstairs) : 1.92m x 2.55m

Fitted with a wash basin, WC, and a full sized bath

Complex

This property sits on a complex only a few minutes' walk from a natural beach cove, however if the beach is not your scene then cool off in the large communal pool with showers, toilets and covered seating 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 approx. £40 per month.

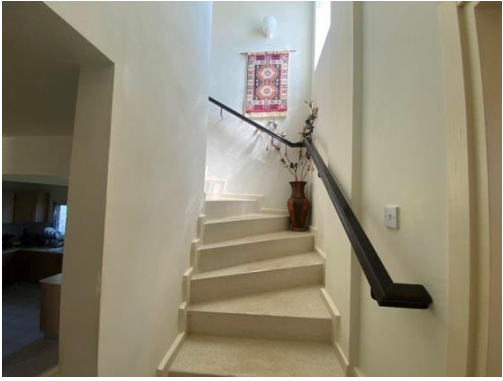
Rental potential:

Short term holiday approx. £100 per night

Long term approx. £700 per month

The Gallery:









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.

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