



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
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## FANTASTIC DEAL! 3 BED 2 BATH SEMI DETACHED VILLA WITH A PRIVATE GARDEN AND COMMUNAL POOL IN TATLISU



**£130,000 + VAT**

- **Individual title available + 5% vat**
- **3 bed 2 bath approx. 140m2 internal + terracing and garden!**
- **Being sold fully furnished with white goods**
- **Fitted with shutters, and fully air-conditioned throughout**
- **Private garden with downstairs and upstairs terracing**
- **On site communal pool with pergola, changing rooms and showers**
- **Children's play area**
- **Gated community and private drive**
- **Great holiday rental potential**
- **Complex 100m from the sea with access to a lovely beach cove**
- **Sandy beach just 5 minute drive**
- **Bars and restaurants within a short drive along the coastline**
- **Supermarket and pharmacy: 5 mins drive**
- **Korenium golf and beach club: 10 minute drive**
- **The New Maria: 10 minute drive**
- **Kyrenia city center: 35 minutes drive**
- **90-minute drive to Larnaca airport**
- **1 hour drive to Ercan airport**

In the tranquil coastal town of Tatlisu lies the lovely and well maintained Sugar Cubes complex, within walking distance to the sea, and home to fabulous amenities including a luxurious communal pool, outdoor covered seating area and a children's playground any home situated on this great retreat is truly desired. Benefiting from all of the above we are proud to present this spacious semi detached villa for sale at an amazing value!

Providing luxury and comfort the property comprises 3 double bedrooms, two full bath / shower rooms, a storage room, and a generously sized open plan living / diner. The most attractive features are the large upstairs and downstairs terraces as well as the private garden each offering the perfect place to relax, unwind or even entertain. With all furniture, white goods and air conditioning included, the property is ready to move into. It is safe to say thanks to the property's location, on site amenities and spacious design this bright and airy home would make a fantastic holiday home, full-time residence or even a great buy to let investment. The choice is simply yours!

Site fees as a little as £40 per month!

**Ref: HP3205**

### **The property:**

#### **Lounge: 3.76m x 6.73m**

A bright and airy open plan area featuring a working fireplace. Patio doors lead to a spacious front terrace that overlooks the front garden entry.

#### **Kitchen/Dining: 6.27m x 3.25m**

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

#### **Shower room (downstairs): 2.0m x 2.0m**

The shower room is fitted with WC, Basin and shower.

#### **Hall and stairway utility: 1.8m x 1.3m**

Under the stairway lies a small storage area where this owner has decided to place the washing machine and cleverly use as a separate utility space.

#### **Master Bedroom: 3.3m x 3.8m**

A large room with fitted wardrobes, air conditioning and a patio door opening onto a balcony which lies above the downstairs front terrace. Views of the complex's well-maintained site are available from here.

#### **Bedroom Two: 3.6m x 3.2m**

A double bedroom with air conditioning, and a window overlooking the lovely mountain backdrop.

#### **Bedroom Three: 3.25m x 3.75m**

Third double bedroom with fitted wardrobes and air conditioning with two windows again views of the mountain backdrop are available from here.

#### **Family Bathroom: 2.72 x 1.78**

A good sized bathroom fitted with a bath with a shower head, wash basin and WC.

### **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



**Potential rental:**

Short term holiday let approx. £100 per night

Long term rental approx. £650 per month

**The Gallery:**



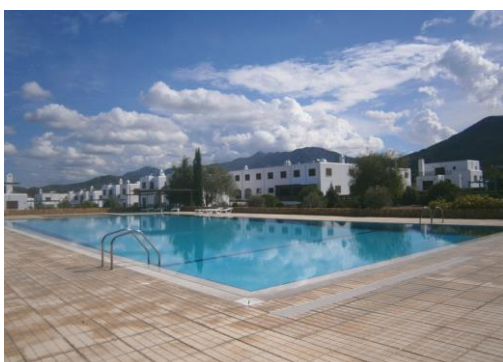








**Complex photos**







## **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:**

- Subnset beach
- Tatlisu Zamback beach and restaurant
- Esentepe beach club and restuarant
- Elexus hotel 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.
- Korineum Golf and Beach Resort
- The New Esentepe Marina which will be equipped with a sandy beach, pool, restuarant and more. Due to complete end of 2024.
- A great selection of restaurants close by including Eagle’s Nest, Double Gemini, Woods Bar, The Resort restuarant, Joya, Roots Bar, Taro and many more.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- Kantara Castle
- The minature meuseum

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