



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166

Kyrenia Branch – Ozankoy, Telephone 0090 533 8876563

Email: info@busybeesestateagents-cyprus.com www.busybeesestateagents-cyprus.com

LOVELY 2 BEDROOM PENTHOUSE WITH COMMUNAL POOL AND GYM – TATLISU



£99,900 – FULLY FURNISHED

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| <ul style="list-style-type: none">• Individual title deed ready for transfer• 2 bedroom penthouse approx. 75m2 + terrace + private roof terrace• Being sold fully furnished• Kitchen with white goods• Open plan lounge/kitchen/diner• Spacious balcony from living room• Private roof terrace with panoramic views of sea and mountains• Communal car parking available• Private and gated community | <ul style="list-style-type: none">• 2 communal swimming pools & children's pool• Indoor pool & fully equipped gym• All year-round bar and restaurant• Crazy golf & children's playground• Closest beach 5 minutes drive• 5 minutes drive to the coastline with supermarkets, restaurants.• 35 minutes to Kyrenia city and Harbor• 70 minutes to Larnaca Airport• 60 minutes to Ercan airport |
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Located just on the Tatlisu borderline which continues to see lots of new development including bars, restaurants, spa centers, supermarkets and much more, lies the fabulous Sea Terra Reserve complex. It resides in the light foothills directly next to a natural ravine which keeps it protected from overdevelopment and therefore will maintain its current beautiful and serene surrounding, hence its name 'The Reserve'. Benefiting from all of the above is this wonderful penthouse apartment. Comprising 2 double bedrooms, a family bathroom and a spacious open plan lounge / diner / kitchen which access a spacious sea and mountain view balcony. From here is a staircase that leads to the best part of all; the private roof terrace. Boasting captivating views of both the blue Mediterranean sea

and natural mountains, this small piece of paradise would be the perfect place to place to relax and unwind or even entertain. Th choice is simply yours.

In addition to all of the above the resort itself offers on site facilities for all to enjoy throughout the entire year. These include, a generously sized indoor and outdoor communal pool, mini crazy golf, a fully equipped indoor gym plus, an on site restaurant! What a gem. Thanks to all the above this exciting home offers a great buy to let investment opportunity for both long term and short term holiday rentals.

Reference Number HP3221

The property:

Open-Plan living room/Kitchen/Diner: 5.59m x 4.94m

The open plan kitchen and diner has fully fitted units and white goods oven hob, fridge-freezer, and a dining section. A lovely bright and airy room with air conditioning, fly-screens and French windows leading to a spacious private terrace featuring sea and mountain views.

Master Bedroom 4.1 x 2.8m

A lovely double bedroom with fitted wardrobes and air conditioning with dual aspect

Family Bathroom 1.82 x 2.24m (5ft.11in x 7ft.4in)

Furnished with WC, wash basin and a shower cubical. Also washing machine.

Bedroom two 2.94 x 3.66m

Double bedroom with fitted wardrobes and air conditioning with single aspect

Outside

Leading from the living room you have a great sized terrace with pergola making it the perfect for outside dining table and chairs and this terrace flows round to the side where you have a stair leading up to the good sized roof terrace, giving those fantastic 360 views of mountains and sea

Rental potential:

Short term summer season approx. 475 GBP per week

Long term approx. 475 gbp per month

***Annual maintenance fee £1,140 Per year**

The complex

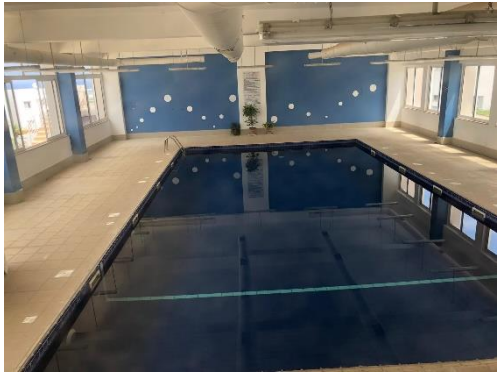
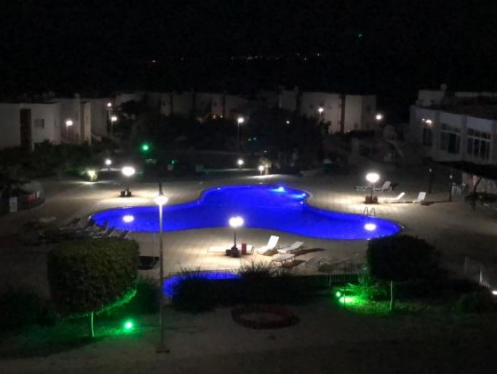
A beautifully maintained site with a large swimming pool and children's pool, a restaurant and bar.... there's crazy golf, a kiddie's playground, a gym and even an indoor swimming pool and all this is set amongst the attractive colorful gardens. The site is on the mountain side and you have many lovely restaurants just a few minutes away, including Bar B, Charlie's Sports Bar, The Spice Garden, The Almond Tree, The Coconut Bistro 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 15 minutes from Sea Terra Reserve and Acapulco, a hotel complex with all facilities including an aqua park bars and restaurants, is also just a short drive away.

The Gallery:





Complex photos



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:

- Bella beach/ Satin Bay restaurant
- Tatlisu belediyesi beach and beach restaurant
- Tatlisu fishing harbor
- Esentepe Beach
- Hilltown Beach club
- New Sun Valley Marina due to complete 2024
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- Kantara Castle
- Tatlisu Sundry Market
- The miniature Meuseum
- Korineum Golf and Beach Resort
- Elexus hotel and Casino
- 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.
- Selection of restuarants include: Californian, Down the Hill, Double Gemini, Royal Green garden, Joya, Sivil Suvarnmi, Hilltown, Satin Bay, Eagles Nest, Sea Breeze, Roses bar, Gloria Jeans, Taro and more

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