



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
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## DIRECT SEA VIEWS, FRONTLINE 2 BED 2 BATH PENTHOUSE WITH PRIVATE ROOF TERRACE - TATLISU



### £115,000 – INDIVIDUAL TITLE DEED

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| <ul style="list-style-type: none"> <li>• <b>Individual title in owner's name</b></li> <li>• Apartment approx. 80m2 plus terrace and private roof terrace with BBQ</li> <li>• 2 double bedrooms; Master with en-suite</li> <li>• Clear uninterrupted sea and pool views</li> <li>• Open plan Living/Kitchen</li> <li>• Being sold fully furnished with white goods</li> <li>• Brand new air conditioning units throughout</li> <li>• Bedrooms with fitted wardrobes</li> <li>• Brand new terrace stairs fitted</li> <li>• Terrace access from bedrooms &amp; lounge</li> </ul> | <ul style="list-style-type: none"> <li>• 2 large communal pools + gym</li> <li>• Children's pool and playground</li> <li>• Access to a small beach cove and mini fishing harbor</li> <li>• Seaside restaurant within approx. 7 minutes walking distance</li> <li>• Closest supermarket and pharmacy approx. 15 minute walk / 5 min drive</li> <li>• Bars, restaurants along the coastline</li> <li>• Korenium Golf course 15 minutes drive</li> <li>• Tatlisu sandy beach approx. 7 min drive</li> <li>• Kyrenia town 40 minutes drive</li> <li>• Ercan airport 50 minutes drive</li> </ul> |
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Situated on the beautiful coastline of Tatlisu within walking distance of the lovely Tatlisu mini fishing harbor and shops lies the wonderful Sea Terra Marina complex. Filled with landscaped gardens and on site facilities including family friendly pools, a children's playground, an on site gym and pretty seating areas, there really is not much more you can ask for. Located frontline of this paradise style retreat flaunting the most spectacular sea views is this fabulous 2 bedroom 2 bathroom penthouse apartment. Comprising 2 double bedrooms, a master en suite, an open plan living / kitchen, and a family bathroom in addition to a luxurious sea view terrace and roof terrace, this property offers the epitome of Mediterranean living.

Thanks to the property's luxury features, sought after location and on site facilities, it is clear this property will make an ideal holiday home, investment opportunity or retirement nest. The choice is simply yours!

**Ref HP3044**

## **Property rooms and sizes:**

### **Open-plan kitchen/diner + lounge: 6.930m x 3.939m**

A large open plan lounge and kitchen area with sliding patio doors on one end presenting the most stunning views of the sea and pool. The open plan living area is fully fitted with air conditioning unit and the kitchen comes fully fitted with fridge freezer, oven and hob and a small dish washer

### **Family shower room: 1.831 x 2.726m**

A shower room fitted with W/C, basin and bath

### **Master Bedroom: 6.9m x 2.7m**

A bright double bedroom finished with fitted wardrobes and air conditioning unit. A sliding patio door to the terrace with stunning pool and sea view

### **Master Bedroom En-suite: 2.717m x 2.081m**

Fitted with basin, shower cubicle, W/C and a washing machine

### **Bedroom Two: 3.7m x 2.7m**

This large and airy second double bedroom comes with fitted wardrobes and air conditioning unit and sliding doors to the terrace with sea and pool views.

### **Rooftop Terrace:**

If you thought the views from the lounge terrace was incredible, this 360-degree view truly gives you an unbeatable vista that carries on for miles on all sides. Enjoy BBQ's and alfresco meals on here and watch the sun rise or set ... life truly could be this blissful.

### **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. 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 1000 Turkish, which is approximately £40.

### **Rental potential:**

Short term weekly rental estimated price: £500

Long term monthly estimated price: £500

### **The Gallery:**











**The Complex**





## Local sea and charming restaurant just a few minutes' walk away!



**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:

- 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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