



# Busy Bees Estate Agents Ltd.

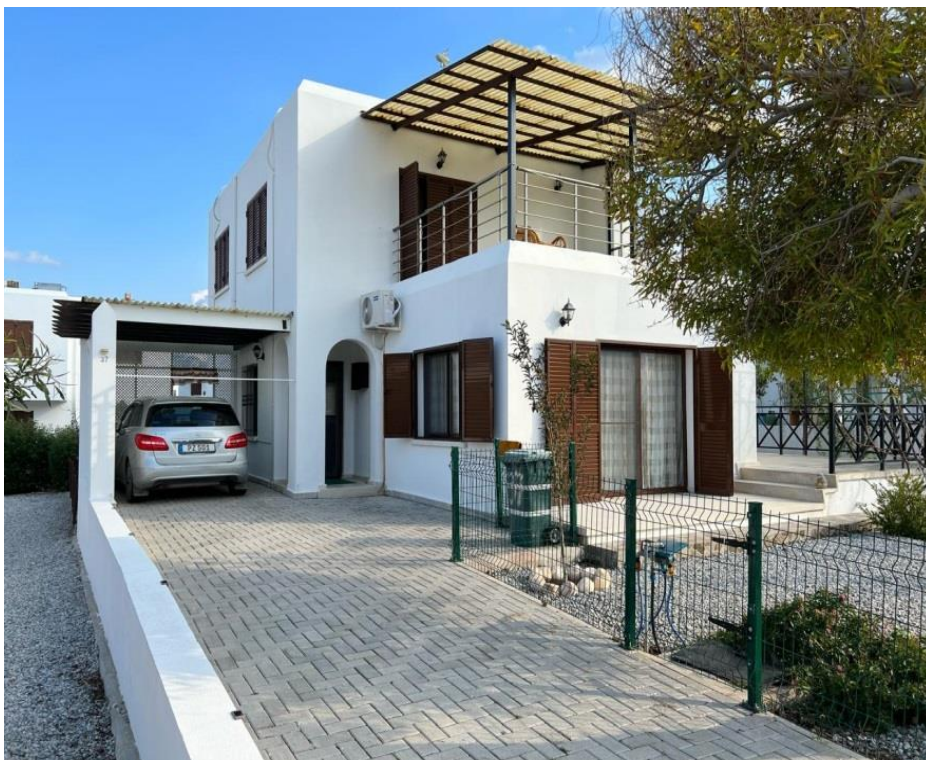


LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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

Kyrenia Branch: Ozankoy, North Cyprus, Telephone 0090 533 8876563

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



**£ 220,000 + VAT**

- **Title deed ready to transfer**
- **Approx. 154m2 interior , balcony and terrace approx 40 m2**
- 4 double bedrooms, 2 baths, guest w/c
- Lounge with fireplace
- Being sold fully furnished
- Kitchen/dining area with white goods
- Covered Garage/ Large private drive
- Garden Shed , BBQ , Flyscreens' and shutters
- Open and covered extensive terracing
- Plenty of fruit trees

- 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

This stunning 4 bedroom 3 bathroom detached villa is located at the popular Sugar Cube complex which lies along the North coastline within minutes from beaches, restaurants, bars and amenities. The property has a large plot with beautiful trees, flowers and fruits such as Apricot , quava , olive , lemon ,orange ,pomegranate est . The private car park entry can hold up to 3-4 cars and there is a space that has been converted to a private covered garage . The ground floor consists of the lounge with a fireplace that would make it warm and cozy during the winter days , a fully fitted kitchen, a dining area, a cloakroom and a bedroom downstairs with a covered terrace . The upstairs

consist of a family bathroom and three double bedrooms , The master bedroom has it own private en suite and a covered terrace with beautiful views of the sea and mountain.

This property sits on a complex only a few minutes' walk from a natural beach cove, there is a large communal pool with showers, toilets and covered seating areas surrounded by a large sunbathing terrace. This is an ideal holiday home , investment opportunity or retirement nest . what more could one ask for !

**Ref: HP3234**

**Annual site maintenance is approx. £40 per month.**

**Rental potential:**

Short term holiday approx. £100 per night

Long term approx. £700 per month

**The property:**

**Lounge (downstairs): 5.86m x 4.29m**

The lounge comes fully fitted with air conditioning unit, a ceiling fan and has a fireplace. There is and a large patio door that open up onto the front terrace front garden area

**Kitchen/Dining (downstairs): 7.0m x 3.27m**

The kitchen is fully fitted with an oven and hob, fridge freezer, and a dish washer and at the side there is the dining area

**Cloakroom (downstairs): 1.75m x 1.82m**

Fitted with a WC, basin and the washing machine

**Bedroom 2 (downstairs): 3.08m x 2.76m**

A double bedroom located downstairs currently been used as an office. It has one window facing the covered terrace area

**Master Bedroom (upstairs): 4.08m x 3.10m**

A large double bedroom with fitted wardrobes, air conditioning unit and a Ceiling fan. There is a patio door opening onto a spacious covered terrace with beautiful views

**En-suite 1.34m x 2.07m**

Fitted with WC, Basin a shower

**Bedroom 3 (upstairs): 3.35m x 3.24m**

A bright airy room with two windows, fully fitted with ceiling fan and an air-conditioning unit

**Bedroom 4 (upstairs): 3.25m x 3.18m**

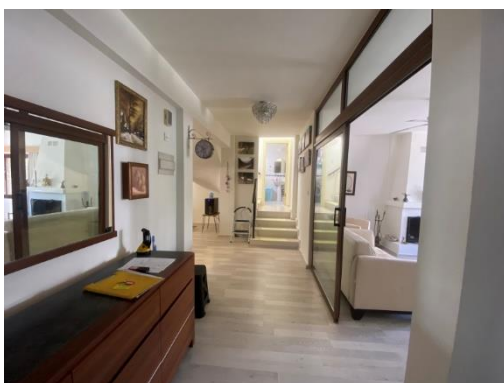
This fourth double bedroom is fitted with a wardrobe, air conditioning unit and a ceiling fan. It also has two windows which make it bright and airy

**Family Bathroom (upstairs): 1.92m x 2.55m**

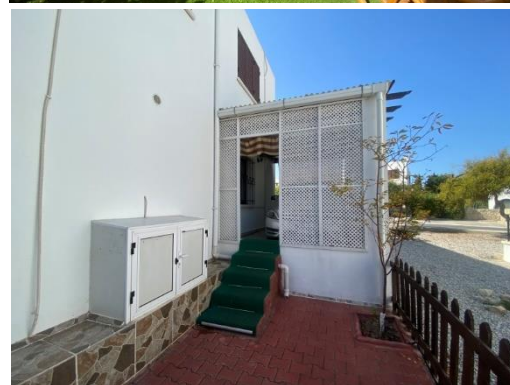
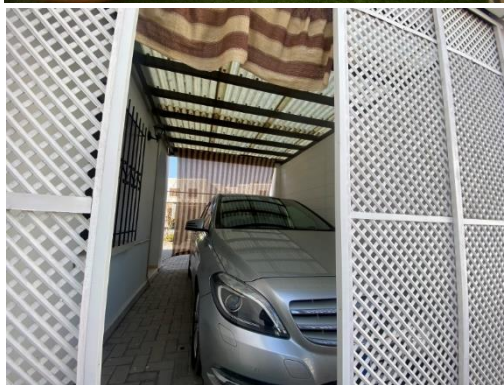
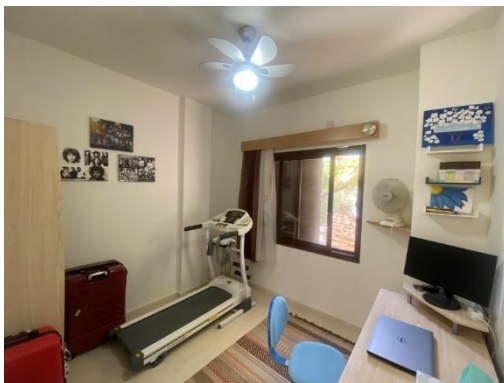
Fitted with a wash basin, WC, and a full sized bath



## 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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