



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

FULLY FURNISHED 2 BED 1 BATH GROUND FLOOR APARTMENT WITH GARDEN AND SEA VIEWS - TATLISU



£110,000

- | | |
|--|---|
| <ul style="list-style-type: none">• Individual title deed in owners name• 2 bedrooms approx. 72.40m² + Terrace 18.50m²• Being sold fully furnished with white goods• Air-conditioning throughout• Open plan lounge/kitchen/diner• Private garden area• Communal parking• Private and gated community• On site facilities | <ul style="list-style-type: none">• Closest beach approx. 5 minute drive• Supermarket approx. 5 minute drive• 2 communal swimming pools & children's pool• Indoor pool & fully equipped gym• All year-round bar and restaurant• Crazy golf & children's playground• Ideal hiking experience• More amenities close by• 35 minutes to Kyrenia city and Harbor• 70 minutes to Larnaca Airport• 60 minutes to Ercan airport |
|--|---|

We are pleased to be marketing this 2 bedroom, 1 bathroom ground floor apartment on the very popular Sea terra Reserve complex in Tatlisu. The site has a good range of facilities which include a choice of three swimming pools (one of which is an indoor pool), a gymnasium and childrens play area. The site is very well maintained and has beautiful tropical planting. There is also a very popular

bar/restaurant on-site, Reserve Restaurant. There is a beach at The Resort which is only a few minutes away,

You enter through the front door into a large and very light open plan kitchen/lounge/diner. The kitchen area is to the right with a selection of wall and base units. There is a window looking out onto the front gardens. The room is very spacious and has large patio doors leading out onto the private terrace and garden as well as stunning views of the sea and coastline.

There are two double bedrooms. One bedroom has patio doors leading out onto the terrace, fitted wardrobes, air-conditioning and a ceiling fan. The second bedroom is dual aspect and, again, with fitted wardrobes, air-conditioning and a ceiling fan.

The bathroom has a full sized bath with a shower over, toilet and basin.

The private terrace is the perfect entertainment area or somewhere to sit with a glass of wine (or cup of tea) and take in the beauty of the surrounding area.

The property is being sold fully furnished. It comes with individual title deed in the owner's name and ready to transfer (no VAT to pay) **Reference Number SA002**

Early viewing of this apartment is recommended.

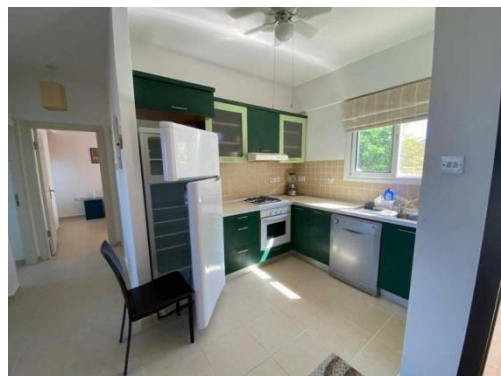
Rental potential:

Short term approx. £420 per week holiday season

Long term approx. £450/£500 per month

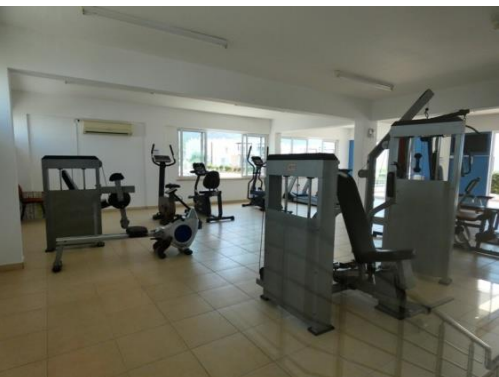
***Annual maintenance fee £840**

The Gallery:





COMPLEX





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:

- Tarot bar and restaurant on site
- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Zmbak Tatlisu belediyesi beach and restaurant
- Esentepe belediyesi beach
- Hilltown beach club
- 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.
- The Incirli cave: a natural underground cave made of gypsum crystal
- The miniature museum
- Kyrenia Town Center and new harbor
- Kyrenia Harbour high street
- Kantara Castle
- St Hilarion Castle
- Bellapais Abbey
- Multiple restaurants/ bars including: Hilltown, Gloria Jeans, Bella beach bar, Roses bar, Sea Breeze, Tarot Cove, Eagles Nest, Californian, Down the Hill, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Gemini, Joya and many more.