



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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FULLY FURNISHED 3 BED 2 BATH GROUND FLOOR APARTMENT WITH GARDEN VIEWS - TATLISU



£115,000

- Individual title deed in owner's name
- 3 bedrooms approx. 110m2 + Terrace
- 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

- 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 delighted to be bringing this well maintained and attractive 3 bedroom, 2 bathroom ground floor apartment to the market. It is on the popular Seaterra Marina site in Tatlisu. You have the choice of three pools (including one children's pool), a gymnasium and children's play area.

The apartment is well positioned and offers privacy as well as lovely views out onto the well maintained tropical communal gardens.

To the left is the kitchen with a good selection of wall and base units. The lounge/diner area is well proportioned. There are large patio doors leading out onto your own large private terrace which has a pagoda and has a large paved and patio area - perfect for entertaining, sunbathing or the perfect place to sit with a glass of wine and a book to while away a few hours. There is a large BBQ, perfect for entertaining friends or visiting family. The garden can easily be made secure for young children or if you intend living here with pets.

To the right is a hallway. There is a family shower room. Bedroom 1 and 2 both have patio doors out onto the garden and patio area and have fitted wardrobes. Bedroom 1 also has its own ensuite with an enclosed shower cubicle, basin and WC. The ensuite benefits from additional storage cupboards and houses the washing machine. Bedroom 3 has one window and fitted wardrobes. All three bedrooms are double sized rooms.

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 SA003**

Early viewing of this apartment is recommended.

Rental potential:

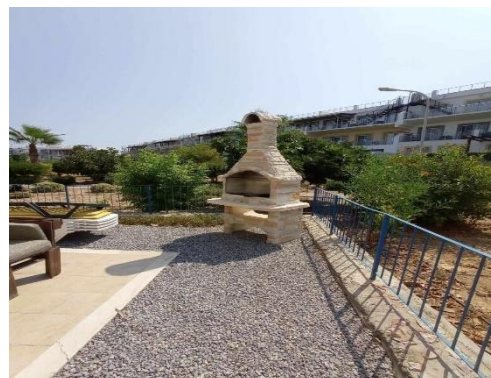
Short term approx. £420 per week holiday season

Long term approx. £450/£500 per month

***Annual maintenance fee: approx. £400 (1,500tl per month)**

The Gallery:





Complex photos

COMPLEX



The region:

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:

- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Zambak 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, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Gemini, Joya and many more.