



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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STUNNING 3 BED 2 BATH GROUND FLOOR GARDEN APARTMENT WITH SEA VIEWS - TATLISU



£110,000

- **Title deed in owners name**
- 3 bedroom, master with en-suite
- Open plan lounge/kitchen/diner
- Being sold fully furnished
- Air-conditioning throughout
- Private garden
- Lovely sea views
- Communal parking
- Private and gated community
- On site facilities
- High rental potential

- 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

This stunning 3 bedroom 2 bathroom garden apartment is located in the well maintained Sea Terra Reserve complex. Comprising a generously sized indoor communal pool, 2 luscious outdoor family friendly pools, a fully equipped indoor gym, children's playground and, an on-site restaurant anyone lucky enough to reside here will certainly indulge in a luxury lifestyle indeed! As you walk into the spacious open-plan lounge/kitchen there is a patio door that leads to the covered terrace and garden

area where one can relax and enjoy the beautiful views of the sea and mountains! It is also the perfect spot for BBQ and to entertain guest. Within the short corridor lies the 3 double bedroom and the masters with its own private en-suite and a family bathroom. The master bedroom has a patio door that leads to the terrace and garden area with stunning views. This exciting home will be great for a retirement home , a holiday home or act as an investment opportunity for both long term and short term holiday rentals .**Reference Number Hp3238**

The property:

Open-Plan living room/Kitchen/Diner: 7.4m x 4.88m

This lovely open plan kitchen and diner has fully fitted units and white goods (oven hob, fridge-freezer and air conditioning unit. The lounge has a French windows and flyscreens, leading to a spacious private covered terrace with stunning views of the sea and mountain , there is also stairs going down to the private garden area

Master Bedroom 3.44 x 3.51m

A lovely double bedroom with patio door to the terrace with stunning view of the sea and mountain. It comes with fitted wardrobes, and air conditioning unit. It has its own private en-suite

En-suite 1.03m x 1.59m

Furnished with WC, wash basin and a shower cubical

Bedroom two 2.9 x 3.10m

Double bedroom with fitted wardrobes and air conditioning unit

Family Bathroom 1.64 x 1.51m

Furnished with WC, wash basin and a shower.

Bedroom three 3.11 x 2.93m

A double bedroom which comes with fitted wardrobes and an air conditioning unit .

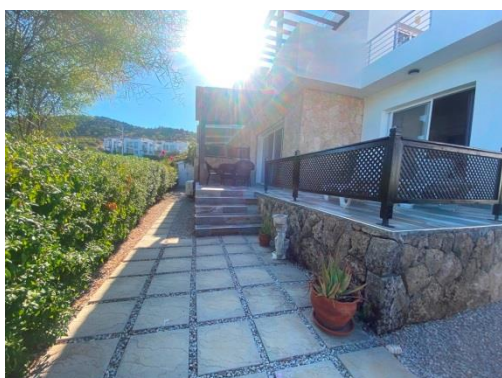
Rental potential:

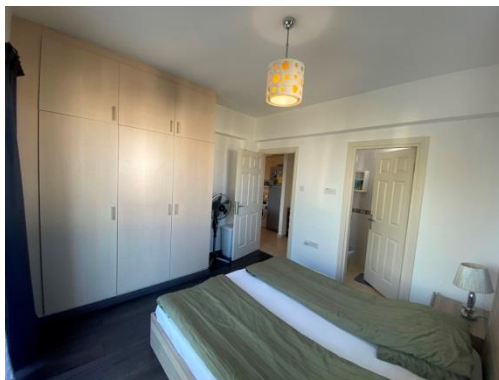
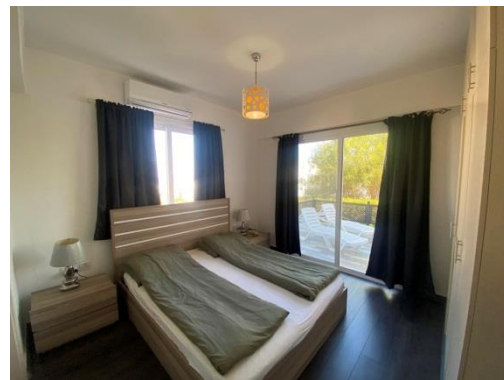
Short term approx. £420 per week holiday season

Long term approx. £550/£600 per month

***Annual maintenance fee £1080**

The Gallery:







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:

- 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, Cnegiz restaurant, The old barn, Double Jemini, Joya and many more.