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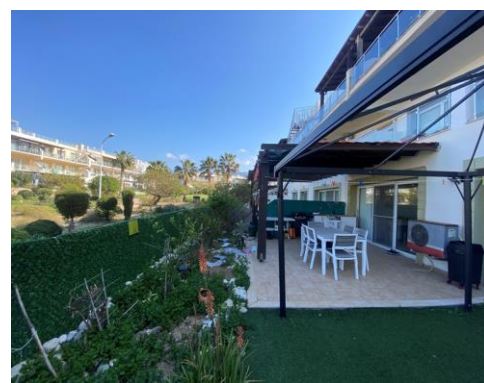
LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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SPACIOUS 3 BED 2 BATH GROUND FLOOR APARTMENT WITH GARDEN - TATLISU



£116,000

- **Individual title deed**
- **3 double bedrooms; Master bedroom with en-suite bathroom**
- **Approx 110m2 interior plus garden**
- **Being sold fully furnished**
- **Bedrooms with fitted wardrobes and air conditioning units and flyscreens**
- **Fully fitted kitchen with white goods**
- **Open plan living area and kitchen**
- **Terrace access from 2 bedrooms**
- **Private garden with BBQ and pergola**

- **Walking distance to a lovely mini Marina and cove**
- **3 minute drive to supermarket, 2 restaurants, chemist**
- **2 large communal pools + gym**
- **Children's pool + play ground**
- **Wooden poolside bar area**
- **Close to amenities**
- **Kyrenia town 35 minutes drive**
- **Ercan airport 50 minutes drive**
- **Larnaca airport approx. 90 minute drive**

Ref Number HP3253

This wonderful 3 bedroom ground floor apartment resides on the seaside Sea Terra Marina complex which lies within just a short stroll from a lovely fishing harbor and natural cove. The complex is well maintained with beautiful and colorful gardens, walk paths and comprises two generously sized

family communal pools, a children's playground, a poolside bar and a gym. The apartment itself provides a comfortable living experience with 3 double bedrooms, a master en suite and a family/guest bathroom. The kitchen and lounge are of open plan design and feature double French doors which access the generously sized private garden area. Adding to the Mediterranean experience, this lovely garden boasts a spacious terrace to relax and laze in the sun while the BBQ simply adds style and creates a great place for those who love to entertain. Thanks to the on-site amenities and sea side location it is safe to say this generous home will make a great holiday treat, a buy to let investment or even a permanent home.

Open-plan kitchen/diner + lounge: 9.3m x 3.93m

The lounge is a well light living area fitted with air conditioning unit and it has patio doors which lead onto the terrace giving a glimpse of the beautiful outside garden. The kitchen comes fully fitted with an oven, a hob, a fridge-freezer and a dish washer

Family shower room: 2.81m x 1.1m

The family bathroom is fitted with W/C, basin and a shower

Master Bedroom: 6.47m x 2.69m

A lovely and spacious double bedroom comes with fitted wardrobes, air conditioning and a patio doors to the garden plus a private en-suite bathroom

En-suite: 2.84m x 2.00m

A large bathroom with a fitted basin, shower and W/C

Bedroom Two: 2.74m x 3.63m

Air conditioned with fitted wardrobes, a double bed and French doors that access the garden terrace.

Bedroom Three: 4.39m x 2.66m

A bright and airy air conditioned room with French windows and a cosey sofa bed.

The complex

A beautifully maintained site with 2 large family friendly communal pools, a children's pool and features wooden pergolas with a self service poolside bar, all set amongst the immaculate colorful gardens. The site sits right on the coastline within proximity to amenities including local restaurants, bars, supermarkets and more. The famous Korenium Golf and Beach club is just 10 minutes drive away, Kyrenia City Center lies within just 35 minutes drive and you will find many more treats along the coastline.

Maintenance fee 1500 tl per month

Rental potential:

Short term weekly rental estimated price: £550 per week

Long term monthly estimated price: £475 / £500 per month

The Gallery:





The Complex



The Area

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 30 minutes from Kyrenia and a 50 minute drive from Ercan airport.



Popular Area Attractions:

- 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.
- Korineum Golf and Beach Resort.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The New Esentepe Sun Valley harbor
- The miniature museum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Esentepe beach and restaurant
- Hilltown beach club
- Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Eagle's Nest, Joya, Roots bar, Sea Breeze, Californian and Many more

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