



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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SEASIDE COMPLEX WITH ON SITE AMENITIES, SPACIOUS 3 BED 2 BATH GARDEN APARTMENT IN TATLISU



£89,950 INDIVIDUAL TITLE DEED

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| <ul style="list-style-type: none">• Individual title deeds in owner's name• 3 bedrooms + 2 bathrooms approx. 90m2 plus garden terrace• Ground floor apartment• New Kitchen fitted with new cupboards• Sold with furniture and white goods• Air conditioning throughout• Amenities close by• 3 communal pools and on site gym• Gated community• Great rental potential• Beach cove accessible from site | <ul style="list-style-type: none">• Beach cove within 5-minute walking distance from site• Closest beach and restaurant approx. 5 minute drive• Supermarket 5 minutes' drive• Korenium Golf and Beach club approx. 15 minutes' drive• More restaurants, bars and beaches within a short drive• Approx 35 minutes' drive to Kyrneia Center• Approx 50 minutes' drive to Ercan airport• Approx 90 minutes' drive to Larnaca airport |
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Reference number: HP3272 KF

We are happy to present this very spacious 3 bedroom 2 bathroom ground floor apartment located in the sought after Sea Terra Bay complex. Nick named 'The Bay', it is known for its proximity to the shoreline where you will find a beautiful natural cove that homeowners use for sunbathing and

snorkeling. Additionally, there are luxurious on site communal pools, children's pools and an on site gym. The apartment itself is definitely one of the largest I have seen on the complex. Thanks to its corner location it provides a comfortable 90-100m² living area with a large garden terrace and communal garden area perfect for relaxing in the sun or entertaining guests. Inside the property offers 3 double bedrooms, a master en suite, a family bathroom and a large open plan living / kitchen and dining area which was recently refurbished with a kitchen unit, cupboard space and breakfast island. Part of the bathrooms do require some cosmetic work which has been reflected in the competitive pricing! Overall this fabulous property offers a great living space with fantastic on site amenities and more close by. Due the sought-after location and spacious design this wonderful property will make a perfect permanent home, holiday home or a great buy to let investment. The choice is simply yours.

The Property

Open-plan lounge/Kitchen: 8.82m x 4.85m (28.1 ft x 15.7ft)

A spacious and bright open plan living room and kitchen fitted with oven hob, washing machine, fridge-freezer and front window overlooking low level greenery.

The lounge: 11.730m x 4.620m (38. 5ft x 15ft)

Comes fitted with an air-conditioning unit, sliding patio doors that lead to a private terrace with pergola which is also accessible via two bedrooms all with stunning sea views.

Master bedroom 4.267m x 3.120m (10.2ft x 10.2ft)

This Master bedroom comes with an en-suite bathroom, this bright Master double bedroom also comes with fitted wardrobes, with air-conditioning and terrace access through sliding patio doors onto the private terracing

En-suite 2.124 x 1.49m (7.2ft) x (4.8ft)

Fitted with a wash basin, W/C, and a bath

Bedroom 2: 3.171m x 2.79m (10.3ft x 9. 1ft)

Another double bedroom with 2 single beds fitted with wardrobes, air conditioning and patio doors, also with air fly-screens that lead out to the terracing with beautiful sea views.

Bedroom 3: 3.08m x 2.55m (9.03 ft x 7x8ft)

This bedroom with fitted wardrobes and air-conditioning unit with a window offering views to the front gardens

Family bathroom 2.92 x 1.49m (9.7ft x 4. 7ft)

Furnished with a wash basin, WC, and shower.

Outside

- Spacious terrace and garden area
- Communal pools and on site gym
- Covered outdoor seating areas
- Walk to the sea

Potential Rental achievement

Short term rental estimated - £500 per week

Long term rental estimate - £500 per month

The Gallery:



The complex



The Region:

Tatlisu (meaning Sweet Water) is only a short drive from the Korineum Golf Course and is situated close to the peaceful and quaint Cypriot village of Esentepe where you will find grocers shops, bars and restaurants. Living near Tatlisu one gets the best of all worlds; easy access to the resort town of Kyrenia, easy access to both Ercan Airport and the Metehan border crossing for links to south Cyprus, Karpaz Gate Marina and Famagusta. All this from a location that benefits from some of the very best Cyprus views, and the stunning Mediterranean climate.

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