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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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TRADITIONAL 3 BEDROOM VILLA WITH A PRIVATE POOL AND SOLAR ENERGY IN TATLISU



£184,950

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| <ul style="list-style-type: none">• Shared title deed in owner's name• 3 Bedroom, 2 bathroom, approx. 700m2 plot + 180m2 house• Semi open plan living, kitchen, diner• 16 solar panels for electricity, only standing charges apply• 2 bedrooms located on the ground floor• Master bedroom on the first floor with terrace• Heated Private pool, covered and open terracing• Access to the uninterrupted sea view roof terrace• Garden shed, BBQ ,pergola , outdoor bar• Well maintained and recently refurbished | <ul style="list-style-type: none">• Approx 7 minute drive from Zambak beach and beach restaurant• Approx 10 minute drive from Satin Bay Beach and restaurant• Approx 5 minute drive to local supermarket, pharmacy and necessity stores• Bars and restaurants close by and along the coastline• Gateway to the Karpaz Peninsular• Approx 60 minute drive to Ercan airport• Approx 90-minute drive to Larnaca airport |
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We are delighted to present this charming 3-bedroom, 2-bathroom villa, seamlessly combining traditional Mediterranean character with eco-friendly features. Showcasing wooden beamed ceilings, a built-in natural fireplace, and timeless architectural details, this property exudes warmth and authenticity.

Situated on a private 700m2 plot the villa boasts a private swimming pool, a covered seating area along with a fully equipped outdoor bar and kitchen creating the perfect setting for both outdoor entertainment and relaxed living. Additionally, it benefits from a solar energy system and a private driveway with carport.

Inside, the ground floor offers two bedrooms and a family bathroom—perfect for those who prefer single-level living or may have difficulty with stairs. A spacious semi open-plan kitchen flows effortlessly into the dining and lounge area, where a natural fireplace creates a warm focal point. The

first floor is dedicated to the master suite, complete with en-suite bathroom and a large private terrace with pergola-covered seating, also accessible via separate garden stairs. Located just a short drive from local amenities, this villa offers a harmonious blend of Mediterranean elegance, modern comforts, and sustainable living.

Ref: HP3297 KS

Rental potential:

Short term holiday lets approx. £120 per night

Long term approx. £1000 per month

The property:

Ground level:

Semi open plan living, kitchen, diner— 7.0m x 6.8m

This semi open-plan living and kitchen area offers a comfortable and functional space. The lounge comes fully equipped with an air conditioning unit and a fireplace, perfect for cozy winter days. A door leads directly to a spacious front terrace, ideal for relaxing or entertaining. The kitchen is fully fitted with modern appliances, including a dishwasher, oven and hob, and a fridge-freezer and a door that leads to the back terrace .

Downstairs Family bathroom – 2.3m x 1.87m (7.55 ft x 6.14 ft)

Fitted with WC , basin and bath , also fitted with washing machine

Downstairs Bedroom 2 – 2.73m x 3.69m (8.96 ft x 12.10 ft)

This downstairs bedroom features a fitted wardrobe, an air conditioning unit, a ceiling fan, and a window that provides natural light.

Downstairs Bedroom 3 – 3.61m x 3.41 m (11.84ft 5 in x 11.19ft)

This spacious bedroom comes with a fitted wardrobe, an air conditioning unit, a ceiling fan, and two windows.

First Level:

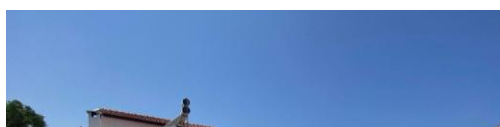
Upstairs Master Bedroom – 4.6 m x 3.33m (15.09 ft x 10.93ft)

This spacious upstairs master bedroom features a wooden ceiling, fitted wardrobes, an air conditioning unit, and a ceiling fan. A door leads to a large covered terrace offering stunning views of both the mountains and the sea.

En-suite – 1.68m x 2.14m (5.51ft 1 in x 7.02ft)

Fitted with a WC, basin and a shower

The Gallery:









The Area

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.

Popular Area Attractions:

- Satin Bay beach and beach restaurant / bar
- 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 Gemini, Joya and many more.

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