



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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PRETTY VIEWS AND COMMUNAL FACILITIES, REFURBED 3 BED 2 BATH GARDEN APARTMENT - TATLISU



£95,000

- **Individual title deed**
- **3 bedroom 2 bathroom approx. 90m2 interior plus terracing**
- **Ground floor**
- **Being sold with air conditioning units and a cooking unit**
- **Open plan lounge/kitchen/diner**
- **Updated windows, bedrooms cupboards, kitchen unit, windows and doors**
- **Private spacious terrace with pergola**
- **Beautiful garden views**
- **Communal parking**
- **Private and gated community**
- **Onsite pools, restaurant and more**
- **Good rental potential**

- **Satin Bay Beach and restaurant approx. 5 minutes drive**
- **Onsite indoor pool, large outdoor communal pools, children's pools**
- **Modern gym**
- **Supermarket approx. 5 minute drive**
- **All year-round bar and restaurant on your doorstep**
- **Mini golf & children's playground**
- **Ideal hiking area**
- **More amenities close by**
- **Approx 35 minutes to Kyrenia city and Harbor**
- **Approx 90 minutes to Larnaca Airport**
- **Approx 60 minutes to Ercan airport**

Located in the beautifully maintained Sea Terra Reserve complex, this refurbished 3-bedroom, 2-bathroom garden apartment offers the perfect blend of modern comfort and resort-style living. Whether you're looking for a permanent residence, holiday retreat, or investment opportunity, this property ticks all the boxes.

Property Highlights:

- 3 Double Bedrooms including a master with private en-suite
- Spacious open-plan living and kitchen area, ideal for family life or entertaining
- Recently refurbished and sold unfurnished, offering a blank canvas to personalise
- New glass windows and doors, updated air conditioning units, new kitchen cupboards and units
- Includes air conditioning, cooker, hob, and extractor fan

Living area:

Step into the bright and airy living space, where patio doors open out to a private terrace which flaunts views of the well-manicured and colourful gardens – perfect for al fresco dining, BBQs, or simply relaxing while enjoying the tranquil surroundings.

Additionally, you will find 3 double bedrooms, a master featuring a private en suite and a well-appointed family/ guest bathroom. Access the luxurious terrace from both the master suite and the living area.

Sea Terra Reserve Amenities:

- Indoor communal heated pool
- Lush outdoor swimming pools
- Fully equipped indoor gym
- Children's playground
- On-site restaurant for added convenience

Thanks to its popular location, spacious design and on site amenities, this property would benefit highly as a buy to let investment. Please kindly see below for potential rental opportunities.

Reference Number Hp3300

The property:

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

Master Bedroom 3.44 x 3.51m

En-suite 1.03m x 1.59m

Bedroom two 2.9 x 3.10m

Family Bathroom 1.64 x 1.51m

Bedroom three 3.11 x 2.93m

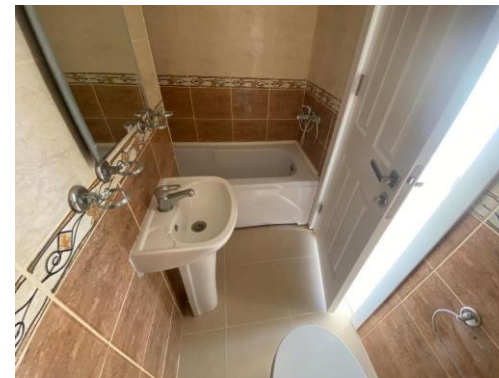
Rental potential:

Short term approx. £420 per week holiday season

Long term approx. £550/£600 per month

***Annual maintenance fee £1180**

The Gallery:





The 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:

- 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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