



Busy Bees Estate Agents Ltd



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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CHARMING 3 BED 2 BATH SEMI DETACHED VILLA WITH GARDEN AND COMMUNAL POOL IN TATLISU



£165,000

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| <ul style="list-style-type: none">• Individual title deed• Estimated 120m² internally plus front terrace and garden area• Open plan lounge /kitchen/ diner• Lovely back garden with stone bbq and decking area• Generously sized front covered terrace• Main furniture included• Fire place in the lounge• Ceiling fans and air conditioning in each room• 3 double bedrooms +2 bathrooms• Additional storage room• On site communal pool with sun loungers, changing rooms and shower | <ul style="list-style-type: none">• Natural pathway to the sea and a beautiful cove great for snorkeling• Closest sandy beach and beach• Restaurant approx. 5 minute drive• Closest supermarket is approx. 5 minute 5 minute drive• Korenium golf and beach club approx. 15 minute drive• New Esentepe Marina approx. 10 minute drive• Local restaurants and bars• Kyrenia city center approx. 35 mins drive• Approx 90-minute drive to Larnaca airport• Approx 1 hour drive to Ercan airport |
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This wonderful three-bedroom, two-bathroom semi-detached villa offers an exceptional lifestyle opportunity. Located within the secure, family-friendly gated community of *Sugar Cubes*, the home is

just moments from local amenities, including a beautiful beach, popular restaurants, and essential stores — providing the perfect blend of comfort, convenience, and leisure.

The property represents excellent value for money, offering generous space for both indoor and outdoor living — ideal for a larger family.

On the ground floor, you'll find a spacious open-plan living and dining area alongside a fully equipped modern kitchen. From the living area, sliding doors open onto a beautiful and exceptionally large, covered terrace — perfect for luxury outdoor furniture and year-round entertaining. The rear of the villa features a private garden, tastefully landscaped with a stone BBQ and a small decking area for relaxed outdoor seating. Additionally, the ground floor includes a fully fitted bathroom and a separate utility area neatly tucked beneath the staircase.

The first floor comprises three double bedrooms. The master bedroom benefits from a lot of cupboards with a built in storage or wardrobe area along with additional wardrobe space while the second bedrooms benefit solely from built in wardrobes and the third bedroom currently being used an office. All bedrooms have large double windows allowing plenty of natural light and the fresh breeze to flow through and all share a well-appointed family bathroom. There's also an additional separate storage room on this level, offering flexibility for various uses.

Overall, this villa provides spacious, comfortable living in a serene and welcoming environment. The *Sugar Cubes* complex enhances the appeal further, featuring a communal swimming pool, a children's play area, and direct access to a stunning beach cove — perfect for snorkelling. A sandy beach and a beachside restaurant are also just a short drive away, completing this wonderful coastal lifestyle package.

Ref: HP3411 - KF

Maintenance fee £50 per month

Rental Opportunity

Short term rental approximately £550 per week

Long term approximately £650 per month

DOWNSTAIRS

Lounge/ Kitchen/Dining (downstairs): 10.17m x 5.30 m

This open-plan kitchen features a convenient breakfast bar and comes fully furnished with a fridge-freezer, oven, and hob. The washing machine is located in the utility area under the stairs. There is a Patio door that open onto a covered terrace, leading out to the garden area .

The lounge comes fully fitted with an air conditioning unit, a fireplace, and a ceiling fan. It also features a patio door that opens onto a covered terrace.

Shower room (downstairs): 3.09m x 1.93m

Fitted with a Basin, WC, and a shower

UPSTAIRS

Master Bedroom: 3.70m x 3.8m

This double master bedroom comes with fitted wardrobe, air conditioning, and a ceiling fan for added comfort. It has a window overlooking the front of the complex and a distance sea view

Bedroom Two: 3.24m x 3.61m

A double bedroom with air conditioning, fitted wardrobes and a window overlooking the mountains

Bedroom Three: 3.19m x 3.72m

Third double bedroom with fitted air conditioning unit and a ceiling fan.it has a window that overlooks the mountain view

Family Bathroom: 2.73 x 1.69

spacious bathroom fitted with wash basin, WC, and a bath

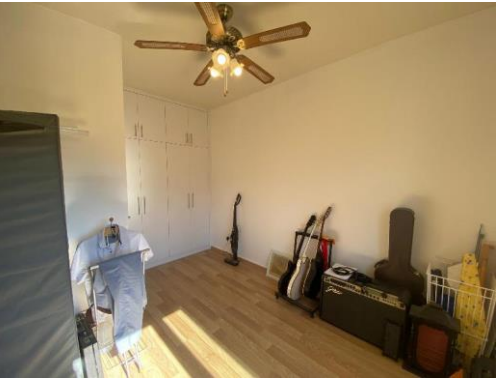
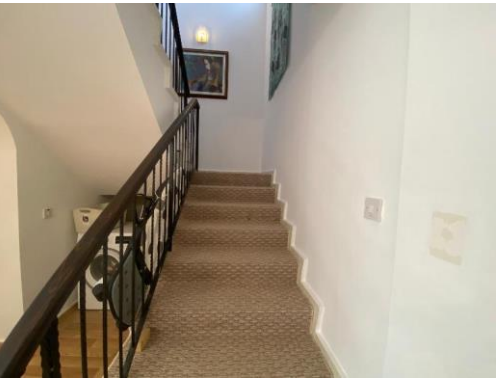
Storage Room: 1.27 x 1.71

There is a storage room ideal for keeping towels and coats est

External

Properly paved and with a low maintenance upkeep garden this property sits on a complex only a few minutes from a beach, however if the beach is not your scene, then cool off in the large communal pool with showers, toilets and covered sitting areas surrounded by a large sunbathing terrace. There is also a kiddies play area set in the pretty green area, and take a leisurely stroll around this well maintained gated complex with paved off-road parking space and well-kept gardens with seating areas or explore one of many spectacular bars and restaurants in the Tatlisu/Bahceli and Esentepe area.

The Gallery:





Complex photos



The Area

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.



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