



# Busy Bees Estate Agents Ltd.



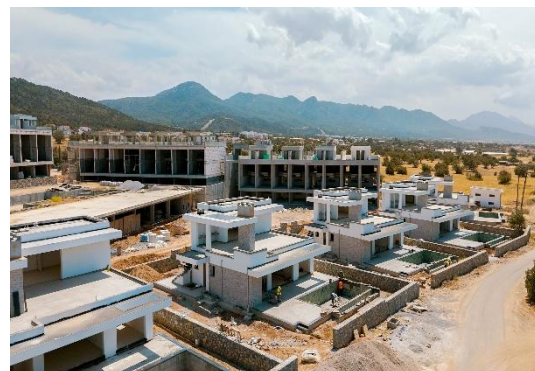
LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## LUXURY 3 BEDROOM BUNGALOW WITH ROOF TERRACE AND INFINITY POOL ON HOLIDAY STYLE RESIDENCE IN TATLISU



### ONE LEFT! £700,000 + VAT

- Exchange title deeds when ready + vat
- 3 Bedroom bungalow plot 650m<sup>2</sup> + 170m<sup>2</sup> interior + 44m<sup>2</sup> infinity pool
- Master bedroom with en suite
- Luxury roof top terrace with kitchen, w/c and seating area
- Family friendly communal pool on site plus children's pool
- Restaurant / bar / café
- Indoor pool / Sauna
- Fitness centre
- Mini market on site
- Interest free payment plan option
- Completion approx. summer 2026!
- Buy
- Zambak beach and restaurant approx. 7 minute drive
- Satin Bay beach and restaurant approx. 7 minute drive
- Supermarket on your door step
- Bars and restaurants along the coastline
- Approx 15 minute drive to Korenium Golf and Beach Club
- Kyrenia City Center approx. 40 minute drive
- Apprx 90 minutes from Larnaca Airport
- Approx 50 minutes from Ercan airport

Reference No: CH017 – 3B

Located in the up-and-coming region of Tatlısu, this brand-new residential, holiday-style resort offers an exceptional lifestyle with a wide range of on-site facilities. Residents can enjoy a family-friendly communal pool, fully equipped gym, on-site café and restaurant, supermarket, games zone, indoor pool, and sauna — all designed to provide comfort, convenience, and year-round enjoyment. Within this wonderful retreat you will find this exceptional bungalow option comprising 3 double bedrooms, master with en suite and best off a luxurious private roof top terrace complete with an additional kitchen and w/c plus a beautiful seating area creating an ideal setting for relaxing, entertaining, and making the most of the Mediterranean lifestyle. Overall, this is a wonderful complex to reside in and, thanks to its prime location and excellent on-site amenities, it also presents a fantastic buy-to-let investment opportunity.

**The Gallery:**





## Floor plan:



BUNGALOW (3 + 1) GROUND FLOOR		m <sup>2</sup>
LIVING ROOM		36
KITCHEN + DINING		22
ENTRANCE HALL		6
WC		4
MASTER BEDROOM		20
BEDROOM 1		16
BEDROOM 2		15
MASTER WC + BATH		4
WC + BATH		4
HALL		3

BUNGALOW (3 + 1) FIRST FLOOR		m <sup>2</sup>
KITCHEN		33
WC + BATH		7

BUNGALOW (3 + 1)		m <sup>2</sup>
TOTAL AREA		347
ROOF TERRACE		90
TERRACE		55
COVERED TERRACE		32



## Rental potential:

Approx £250 per night high season  
 Approx £1500 per month long term

### 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:**

- The Acapulco beach and resort
- 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 miniature museum
- Kyrenia Town Center
- Girne harbour
- Kantara Castle
- St Hilarion Castle



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