



# Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## RENOVATION OPPORTUNITY IN TATLISU, TRADITIONAL VILLAGE HOUSE WITH SEA AND RAVINE VIEWS



**£85,000**

- **Individual title deed**
- **251.86m<sup>2</sup> plot**
- **Kitchen, living room and two large rooms**
- **1 room located on the first floor**
- **Toilet outside**
- **Large courtyard**
- **Spacious terrace with ravine and mountain view**
- **Front garden shed**
- **Traditional fire place**
- **Private drive and gated entry**

- **Tatlisu village location close to amenities**
- **Supermarket approx. 7 minute drive**
- **Local beach approx. 10 minute drive**
- **Approx 7 minute drive to coastal bars and restaurants**
- **Approx 40 minutes to Kyrenia city and Harbor**
- **Approx 90 minutes to Larnaca Airport**
- **Approx 60 minutes to Ercan airport**

**Reference Number Hp3416**

Busy Bees are proud to present this fabulous renovation opportunity located in the traditional village of Tatlisu. Ideally positioned within close proximity to the coast and local amenities, this charming property offers an excellent lifestyle opportunity in a peaceful and well-connected setting.

The property benefits from a private, gated entrance leading into a very spacious courtyard, providing both privacy and character. In addition to its superb location, it boasts impeccable views from a private terrace, overlooking a picturesque ravine with clear views of the Mediterranean Sea in the distance.

Upon entering the property, you are welcomed by an open and airy feel, created by traditional high ceilings, exposed wooden beams, and attractive archways that highlight the home's authentic character. To the left is the original kitchen, featuring a small sink, cabinetry, and a traditional large fireplace. To the right of the main living area is an additional generously sized room, offering flexibility for living or sleeping accommodation.

To the rear of the property lies the standout feature: a private and spacious terrace that truly sets this home apart, flaunting dramatic ravine views and uninterrupted sea views beyond. Accessible via external stone stairs is a further room on the first floor, where beautiful sea views and striking mountain drop views can be enjoyed from the window. The original bathroom is located externally, in keeping with the property's traditional village layout.

Overall, this unique property presents a rare renovation opportunity, rich in traditional features and charm. With its breathtaking views, private outdoor spaces, and sought-after location, it offers fantastic potential to create a truly special home or investment with an exceptional lifestyle appeal.

### **The property:**

**Kitchen: 5.9m x 2.8m**

**Master Bedroom 6.00 x 3.00m**

**En-suite 1.03m x 1.59m**

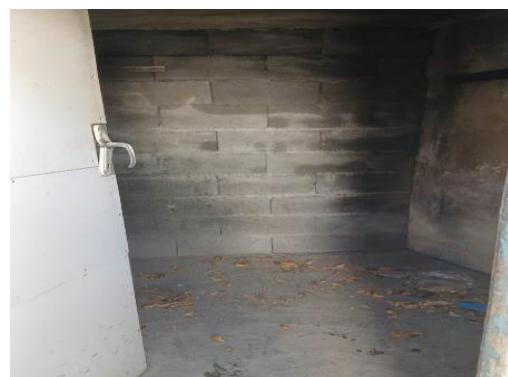
**Bedroom two 6.0 x 5.6m**

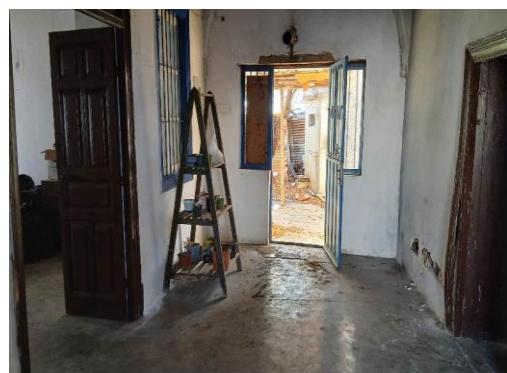
**Family Bathroom 1.64 x 1.51m**

**Bedroom three 5.9 x 2.8m**

### **The Gallery:**









## **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 Jemini, Joya and many more.

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