



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
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## 2 BED 2 BATH DUPLEX RETREAT WITH ON SITE FACILITIES IN CRYSTAL BAY MARINA, TATLISU



**£89,950 + VAT**

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| <ul style="list-style-type: none"><li>• <b>Individual title when ready + VAT</b></li><li>• <b>Approx 75m<sup>2</sup> duplex apt + terrace</b></li><li>• <b>2 bedrooms, 2 bathrooms</b></li><li>• <b>Basic furniture and white goods included</b></li><li>• <b>Open-plan lounge/ kitchen</b></li><li>• <b>Large mezzanine master suite</b></li><li>• <b>1 bedroom located on the ground floor</b></li><li>• <b>Fully air-conditioned</b></li><li>• <b>Spacious terrace with pool and garden view</b></li><li>• <b>Walk straight to the pool</b></li><li>• <b>Well maintained property</b></li><li>• <b>Beautiful complex with all year round facilities</b></li><li>• <b>Access sister resorts with 5* facilities</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Satin Bay beach and beach restaurant within approx. 5 minutes driving distance</b></li><li>• <b>Closest supermarket approx. 5 minute drive</b></li><li>• <b>On site restaurant and outdoor bar open all year round</b></li><li>• <b>Large family friendly communal pools, children's area and gym</b></li><li>• <b>Approx 10 min drive to Korineum Golf and Beach club</b></li><li>• <b>Approx 35 minute drive to Kyrenia Town Center and Harbor</b></li><li>• <b>Approx 50 minute drive to Ercan airport</b></li><li>• <b>Approx 90-minute drive to Larnaca airport</b></li></ul> |
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Busy Bees are proud to present this fantastic opportunity to own your own piece of paradise at exceptional value. This fabulous complex offers a luxury lifestyle at an affordable price – the perfect choice whether you're searching for a dream home or a smart investment. For a start the complex comprises luxury family friendly communal pools, a fully equipped gym, a children's play area and best of all, a fabulous bar and restaurant which is known for its lovely cuisine and local entertainments. Additionally, anyone who owns a property here also gains access to the resort's sister complexes which maintain 5\* facilities, including a fully equipped spa an indoor pool and additional amenities, one of which is located within a short walking distance from site.

The apartment itself offers comfortable living with two double bedrooms; The master suite is set on a spacious mezzanine level with access to a family bathroom, while the second double bedroom and shower bathroom are conveniently located on the ground floor. Tall glass sliding doors and additional high placed windows flood the interior with natural light and look onto a large terrace overlooking the beautifully landscaped gardens and pool – the perfect place to relax and enjoy the view.

Located within easy reach of restaurants, bars, supermarkets and more this property offers both comfort and convenience. Looking for a wonderful place to live or a smart buy-to-let investment? Don't miss out—discover affordable luxury and make this piece of paradise your own.

**Reference HP3425**

### **Ground Floor**

#### **Open plan lounge/ dining area 6.34m x 3.82m (20ft 9in x 12ft 6in)**

A large open plan lounge and dining area that is both light and airy fitted with A/C and with high ceilings and arched windows above offering beautiful views of the garden through the window and sliding patio doors that lead out onto a terrace.

#### **Kitchen Area: 2.450m x 2.783m (8ft x 9ft 1in)**

The open plan kitchen comes fully fitted with oven and hob, fridge freezer and a washing machine which is located under the stairs area

#### **Downstairs Shower Room: 2.704m x 0.839m (8ft 10in x 2ft 9in)**

Furnished with W/C, wash basin and shower

#### **Bedroom two 2.732m x 2.443m (8ft 11in x 8ft)**

A double bedroom with fitted wardrobes and one window that has views of the mountains

### **First Floor**

#### **Master Bedroom 3.940m x 3.517m (12ft 11in x 11ft 6in)**

A mezzanine level bedroom with fitted wardrobes and air conditioning unit .

#### **Master bathroom 2.241m x 2.241 (7ft 4in x 7ft 4in)**

The en-suite bathroom fitted with WC , basin, and a bath

#### **Mezzanine: 3.941m x 2.895m (12ft 11in x 9ft, 5in)**

This extra level on the mezzanine floor can easily be converted into a third bedroom or office space if required, giving this already large space even more features.

### **Private patio**

The patio runs the whole length of the apartment and has lovely views of the sea and gardens, with ample room for sunbathing and alfresco dining....there is also a wooden pergola over the patio.

### **The complex**

The complex facilities include an indoor gym, outdoor children's play area and outdoor swimming pools. The main pool and larger than average children's pool are situated close to the restaurant and entertainment area making supervision for families effortless and enjoyable. The Joya Bar & Bistro has earned a first class reputation for fine dining and provides a wide range of choices to suit all tastes

**Rental Potential:**

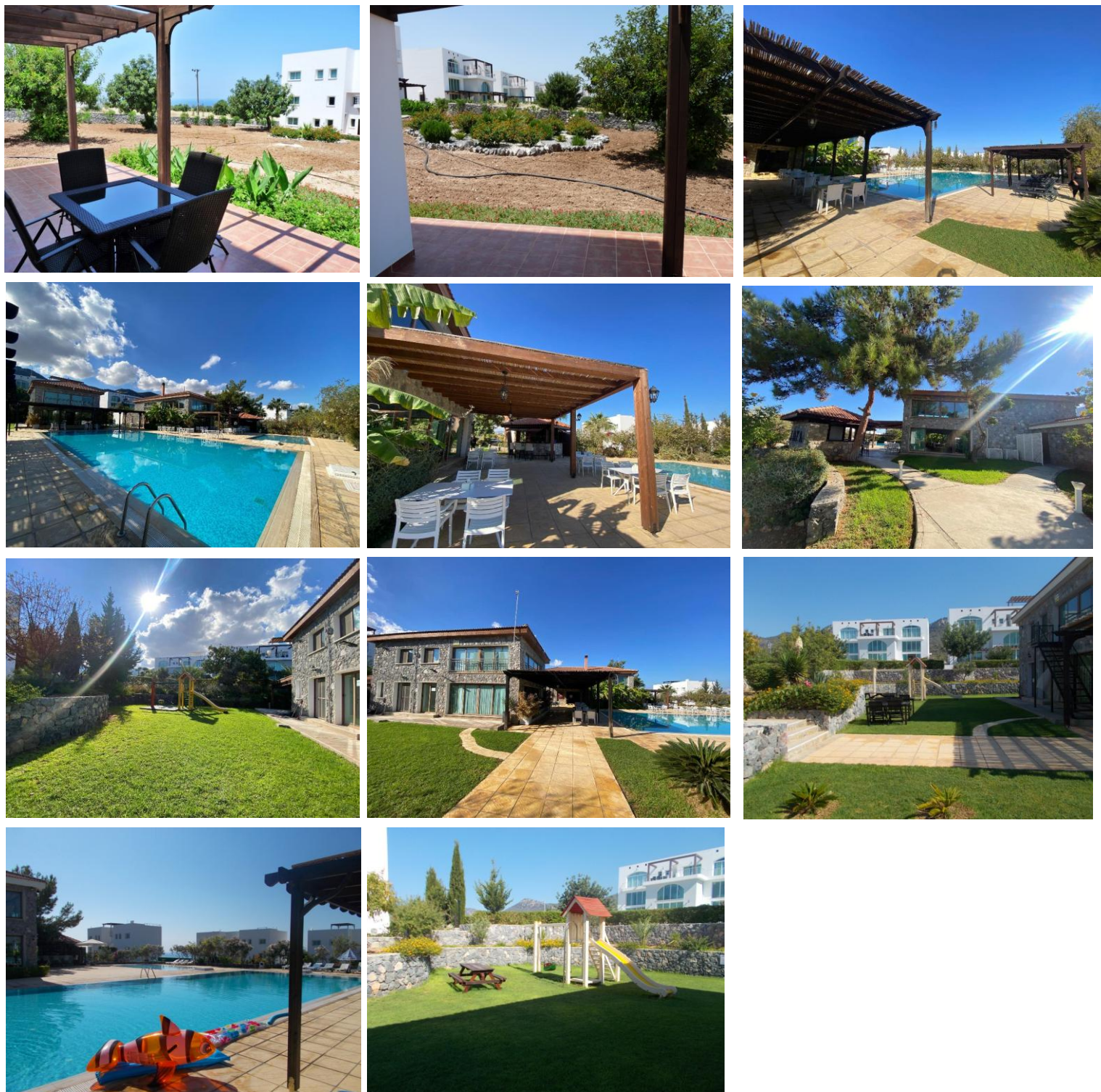
Long term rental: Approx £550 per month

Short term: Approx £450 per week

**Maintenance fee - £105.95 per month**

**The Gallery:**





### **The Region:**

**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.

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