



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166

Esentepe Branch, North Cyprus Telephone 0090 533 8876563

Alsancak Branch, Kyrenia, North Cyprus Telephone 0090 539 117 24 40

info@busybeesestateagents-cyprus.com Website: www.busybeesestateagents-cyprus.net

LOVELY 3 BED 2 BATH END OF TERRACE VILLA WITH SPACIOUS OUTDOOR LIVING AREA + COMMUNAL POOL IN TATLISU



£159,950

- **Individual title deed available**
- **3 bedrooms, 2 separate bathrooms**
- **Approx 120m2 + terracing and garden**
- **Modernised kitchen with breakfast bar**
- **Lovely back garden patio with wooden shed and garden shed**
- **Generously sized front covered terrace**
- **Some furniture and white goods included**
- **Open plan lounge + Wood burner**
- **Air conditioning and fly screens**
- **Private parking space / additional storage room**
- **LOW MAINTENANCE FEE**
- **On site communal pool with sun loungers, changing rooms and shower**
- **Natural track down to a beach cove from site**
- **Satin Bay beach with beach restaurant approx. 5 min drive**
- **Closest supermarket approx. 5 minute drive**
- **Local amenities close by**
- **Korenium golf and beach club approx. 15 minute drive**
- **New Esentepe Marina approx. 10 minute drive**
- **Kyrenia city center approx. 35 mins drive**
- **Approx 90-minute drive to Larnaca airport**
- **Approx 1 hour drive to Ercan airport**

Ref: HP3443

The property:

Located in the sought-after coastal region of Tatlisu, the Sugar Cube complex is a highly desirable residential community comprising an attractive selection of villas, all set within a secure gated environment with coded private entry. Residents benefit from excellent communal facilities including a lovely children's park, a generously sized family-friendly swimming pool with sunbathing terrace, shower facilities, and changing rooms. A natural pathway also leads down to a secluded beach cove, enjoyed by homeowners for many years, ideal for scenic walks, pet owners, or those who appreciate coastal hiking trails.

This particular property enjoys one of the most desirable positions within the development, being one of only a few end-of-terrace homes. As a result, it benefits from a private driveway and a spacious rear patio garden, perfect for enjoying sunny mornings, outdoor dining, or relaxing in privacy throughout the day.

Inside, the villa offers a comfortable and well-planned living space arranged over two floors. The first floor hosts three double bedrooms, two of which feature built-in wardrobes, while the master bedroom enjoys access to a charming private balcony overlooking the front garden. A fully equipped family bathroom serves this level, along with a useful storage room that could be utilised as a utility area, linen cupboard, or cloakroom for coats and shoes.

The ground floor comprises a modern fitted kitchen which beautifully separates the lounge and dining area, complete with a breakfast bar for casual dining. From the lounge, double sliding glass doors open onto a generously sized covered terrace, creating an additional outdoor living space ideal for relaxing, entertaining guests, or enjoying the comfort of a permanent home with room for pets. The lounge also features a charming fireplace, creating a warm and cosy atmosphere during the cooler seasons.

Locally, there are a variety of bars, restaurants, and supermarkets within a short drive. One of the main attractions is the villa's excellent location between two beautiful beaches, both approximately 5–10 minutes away, offering blue shores and beachside dining.

Overall, this is an excellent opportunity to own a home in the Mediterranean at an attractive price, whether as a holiday retreat, permanent residence, or rental investment, with the complex proving popular for both long-term and holiday lets.

DOWNSTAIRS

Lounge/ Kitchen/Dining (downstairs): 10.17m x 5.30 m / 33.4 ft x 17.4 ft

This open-plan kitchen comes fitted with a breakfast bar, washing machine, fridge freezer, oven, and hob, and includes a patio that opens out to the rear garden area. The lounge features a wood burner, air conditioning, and a patio door that leads onto a covered terrace.

Shower room (downstairs): 3.09m x 1.93m / 10.1 ft x 6.3ft

Fitted with a Basin, WC, and a shower

UPSTAIRS

Master Bedroom: 3.70m x 3.8m / 12.1 ft x 12.5ft

This double master bedroom comes with a fitted wardrobe, air conditioning and It features a window overlooking the front of the complex and a door leading to a small balcony

Bedroom Two: 3.24m x 3.61m / 10.6ft x 11.8ft

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

Bedroom Three: 3.19m x 3.72m / 10.5ft x 12.2ft

Third double bedroom with a fitted air conditioning unit, built-in wardrobe, and two windows providing natural ventilation and plenty of natural light

Family Bathroom 2 : 2.73 x 1.69 / 9.0ft x 5.5ft

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

Storage Room: 1.27 x 1.71 / 4.2ft x 5.6ft

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

Maintenance fee just £50 per month!

Rental Opportunity

Short term rental approximately £550 per week

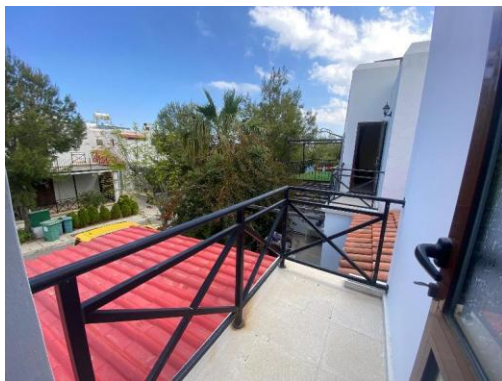
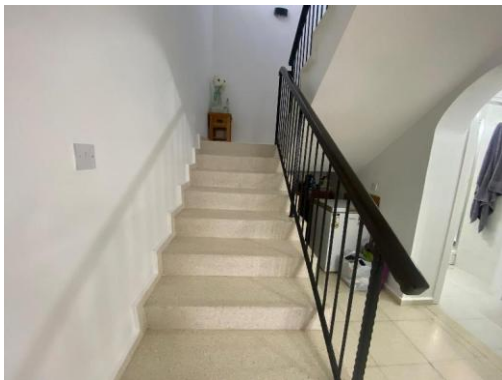
Long term approximately £650 per month

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 Gemini, Joya and many



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