



# Busy Bees Estate Agents Ltd.



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## FULLY FURNISHED 2 BED 2 BATH PENTHOUSE WITH FANTASTIC SEA VIEWS -TATLISU



### £99,950 SEAFRONT COMPLEX

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| <ul style="list-style-type: none"> <li>• <b>Individual title deed</b></li> <li>• <b>Approx 80m2 interior + roof terrace and balcony</b></li> <li>• <b>2 bedroom 2 bathroom</b></li> <li>• <b>Open plan kitchen / living area</b></li> <li>• <b>Ensuite + family bathroom</b></li> <li>• <b>Being sold fully furnished with white goods</b></li> <li>• <b>Private roof terrace with outdoor bbq and panoramic views of the sea and mountain backdrop</b></li> <li>• <b>Fly-screens , and air conditioning</b></li> <li>• <b>On site facilities</b></li> </ul> | <ul style="list-style-type: none"> <li>• <b>Direct access to a beautiful beach cove</b></li> <li>• <b>On site communal pools, children's pools and gym plus covered lounge areas</b></li> <li>• <b>Supermarket 5 minutes' drive</b></li> <li>• <b>More bars, restaurants and beaches along the coastline</b></li> <li>• <b>Approx 40 minute drive to Kyrenia city center</b></li> <li>• <b>Approx 50 minute drive to Ercan airport</b></li> <li>• <b>Larnaca airport apprx 90 minute drive</b></li> </ul> |
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This lovely 2 bedroom 2 bathroom penthouse is located in the sought after Sea Terra Bay complex which lies along one of the most beautiful coastlines in Northern Cyprus. Thanks to its fabulous location and unique design this wonderful penthouse provides the most captivating views throughout. For a start the spacious roof terrace captures clear panoramic sea and mountain views while the master bed, the second bed and the lounge benefit from views of the complex's landscaped garden and the sea beyond thanks to each of these rooms gaining access to the private balcony. Providing a comfortable living experience the master bedroom holds a private en suite in addition to the family / guest bathroom. Being sold fully furnished this property is certainly ready for its new owner to move into right away.

On site you will find Olympic sized communal pools with sunbathing terraces, baby pools, a gym and covered seating areas providing the perfect Mediterranean living experience. As if all of the above wasn't enough true to it's nickname, 'The Bay', you can enjoy direct access to a beautiful natural beach cove which lies within minutes from the apartment.

**Reference Number: HP3256 - KF**

### **The Property Details:**

#### **The open-plan living room 6.268m x 4.076**

The kitchen comes fitted with washing machine, fridge freezer, and oven and hob. The kitchen has a beautiful wide window with view of the cap park and pool . The open plan living room comes fully furnished with air conditioning unit and has a patio doors to covered terrace with stunning view of the sea

#### **Master bedroom 4.830m x 4.00m**

A good sized double bedroom with en-suite and access to the front terrace with the stunning sea views through patio doors. Furnished with fitted wardrobes and air conditioning unit .

#### **En-suite 2.532m x 1.662**

Fitted with a wash basin, W/C, and a bath

#### **Bedroom 2: 2.817m x 3.319m**

Double bedroom with fitted wardrobes, air conditioning and patio doors to terrace and with stunning views of the sea.

#### **Family bathroom 1.891 x 1.665m**

Furnished with a wash basin, W/C and shower

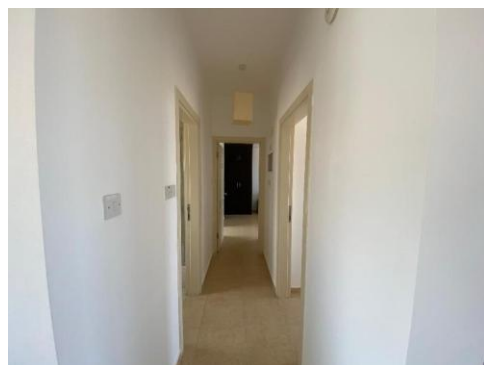
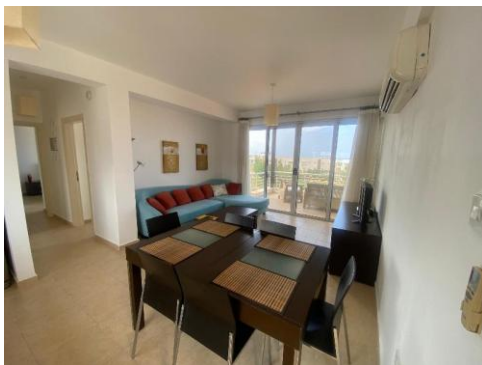
#### **Maintenance fees: approx. £780 per year**

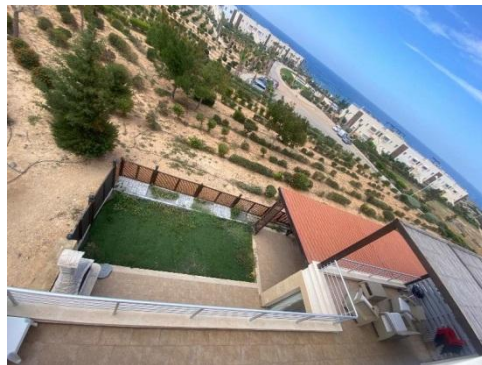
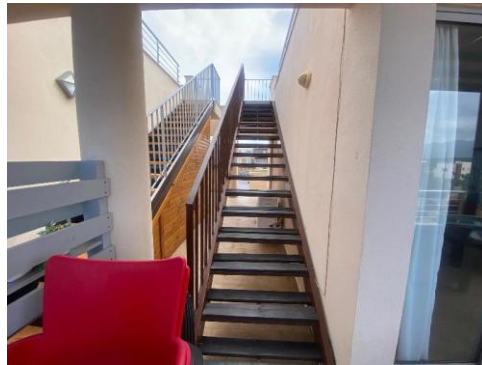
#### **Potential Rental achievement**

Short term rental estimated - £450 per week high season

Long term rental estimate - £450 / £500 per month

### **The Property**







**Complex pictures**





**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:**

- 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 New Esentepe Sun Vally Marina
- The miniature meuseum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Esentepe beach and restaurant
- Hilltown beach club
- Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Eagle's Nest, Joya, Roots bar, Sea Breeze, Californian and Many more

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