



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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

Kyrenia Branch – Ozankoy, Telephone 0090 533 8876563

Email: info@busybeesestateagents-cyprus.com www.busybeesestateagents-cyprus.com

3 BEDROOM 2 BATH GROUND FLOOR GARDEN APARTMENT WITH COMMUNAL POOL - TATLISU



£125,000

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| <ul style="list-style-type: none">• Individual Title deed• Approx 97m² + 20m² terrace• 2 double bedrooms Master with ensuite bathroom+ family bathroom• open plan living /kitchen area with white goods• Sold fully furnished• Air conditioning throughout• well maintained site• communal pool• High rental potential | <ul style="list-style-type: none">• Sandy cove beach few minute drive• Korineum Golf and Beach Resort : 20 minute drive• Fantastic pool area with kiddies pool• Arcade & Club room and indoor pool• On-site Restaurant and bar• Local supermarket: 2 minute drive• Gym, tennis court , spa & Children's playground• Golf course only 20 minutes away• Larnaca airport: 90 minute drive• Kyrenia town 40 minutes drive• Ercan airport 50 minutes drive |
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This superb 3 bedroom apartment is located in Tatlisu on the fantastic complex in sweet water Bay. This wonderful home consists of 3 double bedrooms, the master bedroom with a private ensuite, an additional family bathroom plus, a fantastic open plan living area that leads directly onto a spacious ground floor terrace garden area . The property comes fully furnished with white goods, and it is air conditioned throughout, ensuring a comfortable summer experience. This wonderful retreat boasts landscaped gardens, various family friendly swimming pools, children's play areas and a fully equipped gym. In addition to all the above you are within a few minutes drive from plenty of amenities including local bars, restaurants, supermarkets and a pharmacy. Thanks to this home's fab features and idyllic location, it would benefit from a buy-to-let investment as proven by so many other properties in the same resort! **Reference Number: HP3230**

The open-plan living/kitchen

A welcoming, bright and airy living and dining space with large sliding patio doors that leads to the terrace garden area . The kitchen comes fully fitted with a granite top , oven and hob , washing machine, fridge-freezer, dishwasher and windows to aspects. A lovely kitchen island with storage space stands ideal for breakfast and a dining table and chairs complete the kitchen area.

Master bedroom:3.1 x 5.3 m

A double bedroom with fitted wardrobes, air-conditioning unit, dual aspect and an en-suite

En-suite:

A private en-suite fitted with W/C, basin and a shower cubical

Bedroom Two:2.85 x 3.0 m

The second double bedroom with fitted wardrobes, air-conditioning unit and single aspect window

Bedroom Three:

A large bedroom with fitted inverter air-conditioning unit, wardrobes and dual aspect windows. This bedroom, like the rest, is finished with clean ceramic floor tiles.

Family Bathroom:

A spacious bathroom fitted with W/C, basin, and a bath with overhead shower fixtures, and a cupboard for storage

Complex

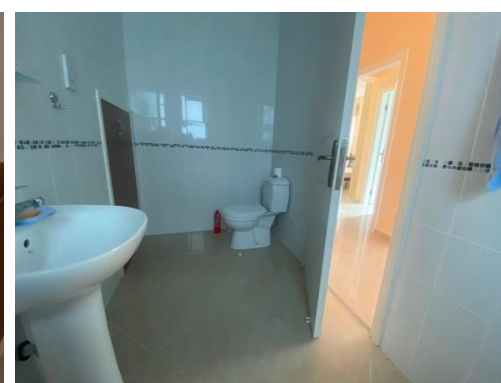
This complex is beautifully maintained, has wonderful gardens, a spacious swimming pool, children's pool and also a pool that is part outdoors/part indoors and there is a fully equipped gym. Located only minutes away from a wealth of lovely coves by the sea, this complex also benefits from being located within short driving distance to the Tatlisu beach, Korineum golf club and resort, the Karpaz, the stunningly beautiful beaches in Iskele, bars, restaurants and amenities.

Rental Potential

Approx 80 GBP per night high season

Approx 600 GBP per month long term

Maintenance fee - £50 per month





The Complex



The Area

Tatlisu, translated means “sweet water”, is situated on the north coast, 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.

Popular Area Attractions:

- The Acapulco beach and resort
- The new Elexous Hotel with water park and private beach
- 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 18 hole par 72 course Korineum Golf and Country
- The Incirli cave: a natural underground cave with stalagmites and stalactites

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