



# Busy Bees Estate Agents Ltd.



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## LOVELY 3 BEDROOM 2 BATHROOM VILLA WITH SPACIOUS GARDEN, UPSTAIRS TERRACE + ON SITE AMENITIES - TATLISU



**£230,000**

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| <ul style="list-style-type: none"><li>• <b>Individual title deed</b></li><li>• <b>Plot size approx. 680m2, villa approx. 130m2</b></li><li>• <b>2 bedrooms located on the ground floor</b></li><li>• <b>Master on the first floor with en suite</b></li><li>• <b>Semi open plan lounge with fire place</b></li><li>• <b>Fully fitted kitchen with white goods</b></li><li>• <b>Air conditioning throughout</b></li><li>• <b>Private top floor terrace with kitchen sink</b></li><li>• <b>Private car park</b></li><li>• <b>Good sized private garden with patio terrace</b></li><li>• <b>Private parking</b></li><li>• <b>On site communal facilities</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Closest sandy Beaches: Zambak and Satin Bay both with restaurants</b></li><li>• <b>Indoor/outdoor family friendly communal pools</b></li><li>• <b>Children's pool + kids park</b></li><li>• <b>Sunbeds + pergola</b></li><li>• <b>Basketball / tennis court</b></li><li>• <b>Gym and sauna, free communal wifi</b></li><li>• <b>Korineum Golf and Beach Club approx 15 minute drive</b></li><li>• <b>Local restaurants approx. 5 minute drive</b></li><li>• <b>Supermarket and pharmacy close by</b></li><li>• <b>Kyrenia approx 40 minutes drive</b></li><li>• <b>Larnaca airport: 90 minute drive</b></li><li>• <b>Ercan airport 50 minutes drive</b></li></ul> |
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**HP REFERENCE: HP3463 KF**

Set within one of Tatlisu's most sought-after coastal developments, renowned for its prime seaside location, excellent on-site facilities, and well maintained surroundings, this beautifully presented 3 bedroom villa offers an exceptional lifestyle by the Mediterranean Sea. Residents benefit from a range of amenities including a split indoor / outdoor communal pool, an additional family friendly outdoor swimming pool, a sauna, gym, and communal Wi-Fi, making it an ideal choice for year-round living, a luxurious holiday home, or an excellent investment opportunity.

Offered fully furnished the villa is bright, spacious, and ready to move straight into. Every room has been thoughtfully designed to create a warm and welcoming atmosphere, complemented by quality finishes throughout.

The property offers three generous double bedrooms, two of which are conveniently located on the ground floor alongside a well-appointed family/guest bathroom. Occupying the entire first floor, the impressive master suite features a fully equipped private en-suite bathroom and direct access to the spectacular rooftop terrace. Enjoying beautiful views of the Blue Mediterranean Sea and mountain backdrop in the distance, the terrace is complete with an outdoor kitchen sink, creating the perfect space for al fresco dining, entertaining guests, or simply relaxing while taking in the surrounding scenery. The rooftop terrace can also be accessed directly from the garden via an external staircase, offering added convenience.

At the heart of the home is the bright and airy open-plan living area, featuring a cosy fireplace and an entire wall of floor-to-ceiling sliding glass doors that open onto a spacious patio area and private garden. This wonderful design floods the interior with natural light while creating a seamless connection between the indoor and outdoor living spaces. The well-appointed fitted kitchen is cleverly positioned in its own dedicated area, offering a degree of separation while still overlooking the lounge, making it perfect for both everyday family life and entertaining guests.

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### **Rental Potential**

Approx 100 GBP per night high season

Approx 1300 GBP per month long term

**Maintenance fee is £750 annually**

### **Room descriptions and sizes:**

#### **Lounge / Kitchen 7.75 x 4.65m (25.4 ft × 15.3 ft)**

This bright and spacious open-plan lounge and kitchen is designed to create a comfortable and welcoming living space. The lounge is fitted with air conditioning and a feature fireplace, making it ideal for year-round living. A number of large patio doors allow an abundance of natural light to flood the room, while double patio doors open directly onto the terrace and garden, seamlessly blending indoor and outdoor living. The fully fitted kitchen comes equipped with a fridge freezer, oven and hob, dishwasher, and washing machine.

#### **Family Bathroom 1.91 x 2.44 m (6.3 ft × 8.0 ft)**

The bathroom comes with WC, basin and a bath.

#### **Bedroom Two (downstairs) 3.32x 2.44m (10.9 ft × 8.0 ft )**

This good sized double bedroom on the ground floor has fitted wardrobes and air conditioning and has a large window.

#### **Bedroom Three (downstairs) 3.12 x 3.24m (10.2 ft × 10.6 ft)**

This third bedroom located downstairs comes with fitted wardrobes, air conditioning and has a large window.

### **Master Bedroom (upstairs) 3.22 x 4.21m (10.6 ft x 13.8 ft)**

Located on the first floor, this spacious master bedroom features fitted wardrobes and air conditioning for year-round comfort. The room benefits from two patio doors: one leading to a private balcony and the other opening onto a spacious roof terrace, where you can enjoy breathtaking 360-degree views of the surrounding sea and mountains. The master bedroom also benefits from its own private en-suite bathroom

### **En-Suite 2.98x 1.75m (9.8 ft x 5.7 ft)**

The spacious en-suite fitted with WC basin and a bath

### **Roof Terrace**

The large roof terrace is what holiday dreams are made of, with beautiful views and plenty of space you can watch the sunset, sunbathe or just look in awe at the mountains. The large roof terrace can be accessed via the garden, internally from the first floor landing or via the master bedroom and has its own sink, making it a great place to have a BBQ.

### **External Features**

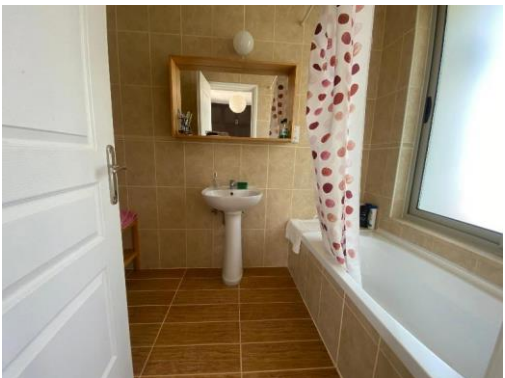
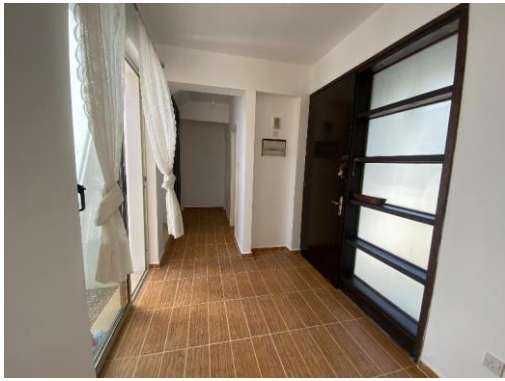
This property has a lovely garden that goes around the property and is a good size and low maintenance; there is a driveway to the side of the house that can accommodate two cars.

### **The Site**

The site is professionally managed and is accessed via a private gated entry; the grounds are a credit to the management company. The site boasts 3 swimming pools and for the people who like to relax, onsite there is a Sauna and Jacuzzi, a tennis court / basketball court and a gym. They didn't forget the children either; there is a kiddie's pool and a play park. Something for everyone!

### **The Gallery:**









**The complex**



## **The Area**

**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:**

- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe beach and beach restaurant
- Hilltown beach club
- Satin Bay beach and restaurant
- 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 dine in and take away restaurants/bars including: Hilltown, Civil Savunma, Bella beach bar, Tarot cove, Cali Pub, Café Paris, Hati's café, Eagles Nest, Californian, Down the Hill, Diiva Chinese, The Spice Garden, Juleyman's, Charlie's baa, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Jemini, Joya and many more.



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