



# Busy Bees Estate Agents Ltd.



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## CHARMING 3 BEDROOM 2 BATHROOM GARDEN APARTMENT WITH COMMUNAL POOL & FACILITIES - TATLISU



**£ 115,000**

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| <ul style="list-style-type: none"><li>• <b>Individual Title deed</b></li><li>• <b>Approx 97m2 + 20m2 terrace</b></li><li>• <b>3 bedrooms, Master with ensuite + family bathroom</b></li><li>• <b>Spacious open plan lounge / kitchen and diner</b></li><li>• <b>Kitchen with breakfast island</b></li><li>• <b>Air conditioning throughout</b></li><li>• <b>Basic furniture and white goods included</b></li><li>• <b>Fitted wardrobes</b></li><li>• <b>Gated complex and communal parking</b></li><li>• <b>On site facilities and amenities</b></li><li>• <b>Great rental potential</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 + children's pool</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>Kyrenia apprx 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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Set within the beautifully maintained Sweet Water Bay complex, this spacious 3-bedroom, 2-bathroom garden apartment offers the perfect blend of comfort, space, and Mediterranean living.

Ideally positioned just moments from the pool, sun terraces, and communal facilities, it's perfectly suited for both holiday enjoyment and year-round living.

The development boasts an impressive range of amenities, including a unique indoor/outdoor swimming pool, an additional family friendly outdoor pool with children's section, sunbathing terraces with shaded pergolas, a sauna, a fully equipped modern gym, a children's play area and a basketball and tennis court. Free wifi is also offered in the Gym and by the main pool.

Inside, the property offers ample living space spread approximately 97m<sup>2</sup> comprising three double bedrooms all with fitted wardrobes, a master en suite and a separate family bathroom. The open-plan living and kitchen area is both spacious and versatile, easily accommodating a dining area, plenty of cabinetry and a breakfast Island.

The standout feature is the large glass sliding doors, which open onto a generously sized covered terrace overlooking the well-manicured communal gardens — creating a seamless indoor-outdoor feel and a peaceful green outlook from within the home.

Further enhancing its appeal, the property is conveniently located just a short drive from a range of local amenities, including restaurants, supermarkets, a pharmacy, and everyday essentials.

Whether you're seeking a holiday retreat, a permanent residence, or a smart rental investment, this property ticks all the boxes.

**Reference Number: HP3428 KF**

### **The property:**

#### **The open-plan living/kitchen 6.51 x 6.51 m**

A welcoming, bright and airy living and dining space with large sliding patio doors that lead to the terrace garden area. The kitchen comes fully fitted with an oven and hob, washing machine, fridge-freezer, and dishwasher, and features a kitchen island.

#### **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: 1.56 x 2.03 m**

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

#### **Bedroom Two: 2.85 x 3.0 m**

The second bedroom with fitted wardrobes, air-conditioning unit and has a window

#### **Bedroom Three: 3.18 x 2.8m**

A double bedroom with two single beds, fitted with an air-conditioning unit, wardrobes, and has a dual aspect.

#### **Family Bathroom: 1.53 x 3.4m**

A spacious bathroom fitted with W/C, basin, and a bath. There is also a storage space

### **Rental Potential**

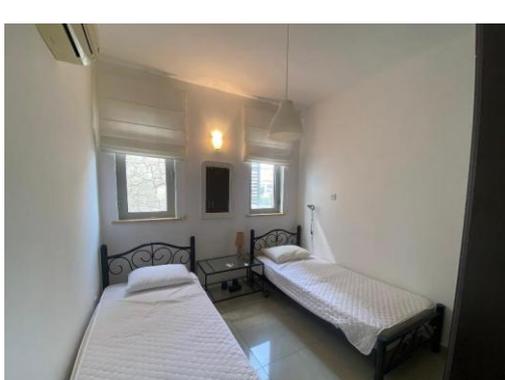
Approx 80 GBP per night high season

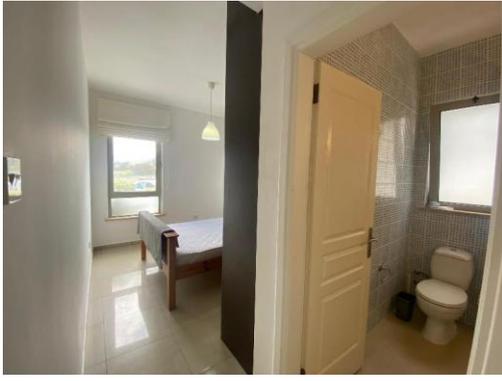
Approx 600 GBP per month long term

### **Maintenance fee - £750 annually**

### **The Gallery:**









## 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:**

- 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 Jemini, Joya and many more.

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