



# Busy Bees Estate Agents Ltd.



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## TRADITIONAL 2 BEDROOM BUNGALOW WITH PRIVATE POOL, ROOF TERRACE SEA AND MOUNTAIN VIEWS IN TATLISU



**£125,000**

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| <ul style="list-style-type: none"> <li>• <b>Shared title deed in owner's name</b></li> <li>• <b>2 Bedroom, 1 bathroom bungalow, 100m<sup>2</sup> + 550m<sup>2</sup> plot (Estimated size)</b></li> <li>• Large lounge and open dining area</li> <li>• Generously sized kitchen with breakfast bar</li> <li>• Sold with basic furniture and white goods</li> <li>• 8 X 4 Private pool with sunbathing terrace and outdoor shower</li> <li>• Private roof terrace with pergola + beautiful sea and mountain views</li> <li>• Fly / mosquito nets</li> <li>• Lovely garden with fruit trees + stone bbq</li> <li>• Plenty of open and covered terracing</li> <li>• Private gated entry, space for private parking</li> <li>• Some interior renovation required</li> </ul> | <ul style="list-style-type: none"> <li>• Approx 10 minute drive from Zambak beach and beach restaurant</li> <li>• Approx 7 minute drive from Satin Bay Beach and restaurant</li> <li>• Approx 5 minute drive to local supermarket, ATM machine, petrol station, pharmacy and necessity stores</li> <li>• Bars and restaurants close by and along the coastline</li> <li>• Gateway to the Karpaz Peninsular</li> <li>• Korenium golf course approx. 15 min drive</li> <li>• Touristic features close by</li> <li>• Approx 60 minute drive to Ercan airport</li> <li>• Approx 90-minute drive to Larnaca airport</li> </ul> |
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Located in the scenic coastal area of Tathisu, the gateway to the stunning Karpaz Peninsula, this charming traditional 2-bedroom, 1-bathroom bungalow offers a peaceful lifestyle surrounded by natural beauty. The property is conveniently close to local amenities while maintaining a tranquil setting, making it an ideal choice for a holiday retreat, investment opportunity, or permanent residence.

The property features a charming traditional design throughout, with elegant archways and high ceilings that create a distinctive Mediterranean character.

Inside, the property offers a generously sized layout with a fully equipped kitchen featuring two-tier cabinetry and fitted white goods. The kitchen overlooks the dining and lounge areas, which are seamlessly separated by a breakfast bar.

The lounge provides a comfortable and cosy sitting area as well as a dining space that accommodates a six-seat dining table. It also features a cosy fireplace and double-glazed French sliding doors that lead out onto the garden terrace.

There are two double bedrooms, both with plenty of windows to ensure abundant natural light and a refreshing natural breeze, along with built-in wardrobes. A family bathroom with a convenient utility area completes the interior layout.

The outdoor living space is particularly impressive. In addition to a luxury private sea-view terrace with a pergola, perfect for entertaining, the garden also features a lush private swimming pool with a sunbathing terrace. A second pergola provides the ideal spot to relax both in and out of the sun throughout the day. The grounds are further enhanced by green areas with fruit trees, along with a private parking space and a gated entrance.

With some renovation and potential for modernisation, already reflected in the very competitive price, this property offers fantastic potential to become a beautiful family home, a strong buy-to-let investment, or a perfect second home in the sun.

**Ref: HP3421 KS**

### **Rental potential:**

Short term holiday lets approx. £100 per night

Long term approx. £700- £850 per month

### **The property:**

#### **Entrance Hall : 3.37m x 2.89m (11.06 ft × 9.48 ft)**

The spacious entrance hall offers a welcoming first impression and ample room where one can store store shoes and coats etc. At the moment it holds a comfortable computer desk.

#### **Kitchen: 3.35m x 3.56m (10.99 ft × 11.68 ft)**

The kitchen features a breakfast bar and comes fully equipped with a fridge freezer, oven and hob, and a dishwasher and has a window overlooking the garden.

#### **Open lounge / diner: 6.93m x 3.93m (22.74 ft × 12.89 ft)**

The open-plan lounge and dining area features air conditioning and a fireplace, perfect for keeping warm during cooler evenings. The lounge has patio doors opening onto a spacious covered terrace, while the dining area also benefits from patio doors leading directly to the garden

#### **Family bathroom: 1.86m x 2.25m (6.10 ft × 7.38 ft)**

Fitted with WC, basin, walk in shower with an additional area for the washing machine and laundry cupboard

#### **Master Bedroom: 3.41 m x 3.41 m (11.19 ft × 11.19 ft)**

This spacious bedroom features fitted wardrobes, an air conditioning unit, and two windows that provide plenty of natural light and breeze

#### **Bedroom 2: 2.07m x 3.05 m (6.79 ft × 10.01 ft)**

The second bedroom includes two double beds with fitted wardrobe, air conditioning, and a window allowing plenty of natural light

# The Gallery:







## 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:**

- Satin Bay beach and beach restaurant / bar
- 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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