



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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2 BED 1 BATH CORNER PENTHOUSE WITH BEAUTIFUL SEA AND MOUNTAIN VIEWS - TATLISU



£85,000

- **Individual title deed**
- **2 bedrooms approx. 75m² + balcony and private roof terrace**
- **Corner apartment with beautiful views**
- **Open plan lounge/kitchen/diner**
- **Basic furniture and white goods included**
- **Air-conditioning throughout**
- **Private roof terrace with 360 degree panoramic views of sea and mountains**
- **Communal parking**
- **Private and gated community**
- **On site facilities including communal pools**
- **Close to amenities good for investment**
- **Satin Bay beach and beach restaurant approx. 5 minute drive**
- **Local Supermarket approx. 5 minute drive**
- **2 communal swimming pools & children's pool on site**
- **Indoor pool & fully equipped gym**
- **All year-round bar and restaurant**
- **Mini golf and child park**
- **Korenium Golf Course approx. 15 minute drive**
- **35 minutes to Kyrenia city and Harbor**
- **80 minutes to Larnaca Airport**
- **60 minutes to Ercan airport**

Reference Number HP3424 KF

This charming apartment is perfectly positioned at the highest point of the sought-after Sea Terra Reserve complex, offering breath-taking panoramic views of the Mediterranean Sea and the majestic mountain backdrop. Its elevated location ensures a tranquil atmosphere, enhanced by uninterrupted scenery and cooling breezes.

The complex is renowned for its array of impressive on-site amenities, including a delightful restaurant, expansive communal pools with dedicated children's areas, a heated indoor pool, and a fully equipped fitness centre. Just a short stroll from the beach and local amenities, this is undoubtedly one of the finest locations to invest in property.

The apartment itself offers approximately 75m² of interior space, comprising two bedrooms, a modern family bathroom, and a bright open-plan living and kitchen area that flows effortlessly onto the sea-facing terrace.

The standout feature, however, is the private rooftop terrace—spacious and versatile, it offers ample room for a luxury pergola, sun loungers, or even a dining set to create your very own rooftop retreat. With a backdrop of serene mountains and endless blue sea, this space truly encapsulates Mediterranean living at its finest.

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***Annual maintenance fee £1200**

Rental potential:

Short term approx. £420 per week holiday season

Long term approx. £450/£500 per month

The property:

Open-Plan living room/Kitchen/Diner: 6.9m x 4.2m

The open plan kitchen comes fully fitted with oven hob, fridge-freezer and , dishwasher and a washing machine . The lovely bright and airy lounge is fitted with an air conditioning unit and has a French windows that leads to a spacious private terrace giving stunning sea and mountains views.

Master Bedroom 4.09 x 2.7m

A lovely double bedroom with Juliette balcony overlooking the pool, with fitted wardrobes, and air conditioning unit

Bedroom two 2.9 x 3.6m

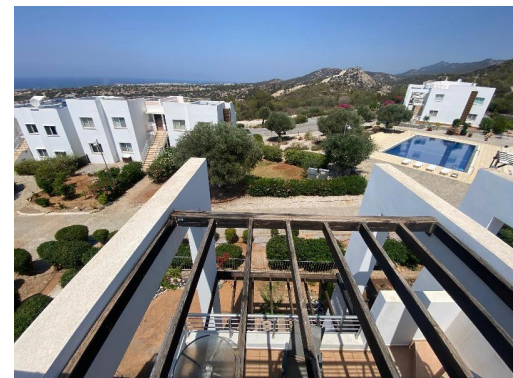
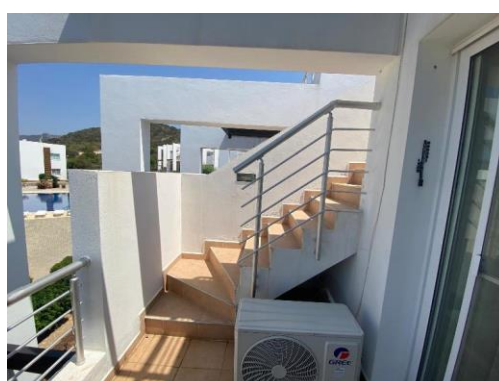
Double bedroom with fitted wardrobes and air conditioning overlooking the mountain

Family Bathroom 1.82 x 2.24m

A spacious bathroom Furnished with WC, wash basin and a shower. The washing machine is neatly tucked away in the hallway beside the bathroom.

The Gallery:







COMPLEX



The region:

Tatlisu, which translates to “sweet water”, is situated on the north coast of North Cyprus, 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. Just 30 minutes from Kyrenia and a 30 minute drive from Ercan airport.

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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