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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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TRADITIONAL 3 BEDROOM VILLA WITH LARGE GARDEN AND BEAUTIFUL VIEWS IN TATLISU



£149,950

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| <ul style="list-style-type: none"> • Shared title deed in owner's name • 3 Bedroom, 2 bathroom, plot size estimated 650m² + approx. 140m² house • Sold with furniture and white goods • Semi open plan living, kitchen, diner • Marble floor through kitchen and lounge • 2 bedrooms located on the ground floor • Master bedroom + en suite on the 1st floor • Wood burner in lounge • Large terrace accessible from master suite and external staircase with a beautiful view • Flyscreen's, pergola, Garden shed • Garden area with trees • Private drive and gated entry | <ul style="list-style-type: none"> • Approx 7 minute drive from Zambak beach and beach restaurant • Approx 10 minute drive from Satin Bay Beach and restaurant • Approx 5 minute drive to local supermarket, ATM machine, petrol station, pharmacy and necessity stores • Bars and restaurants close by and along the coastline • Gateway to the Karpaz Peninsular • Approx 60 minute drive to Ercan airport • Approx 90-minute drive to Larnaca airport |
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We are delighted to present this charming Mediterranean-style villa, ideally located in the peaceful area of Tatlisu, within easy reach of local amenities and beautiful sandy beaches. The property is full of character, featuring elegant archways throughout, a traditional wooden kitchen, and a beamed ceiling in the master bedroom, creating a warm and authentic feel. Inside, a spacious entrance foyer leads to a bright semi open-plan living area. The fully equipped kitchen, complete with white goods, is separated by a breakfast bar, while the generous lounge—with a cosy wood burner—easily accommodates dining and opens onto two garden-facing terraces via sliding doors, perfect for outdoor living.

The ground floor offers two double bedrooms and a large family bathroom with utility space, ideal for convenient single-level living. The first floor is dedicated to the master suite, complete with built-in wardrobes, an en-suite bathroom, and access to a large terrace enjoying stunning sea and mountain views.

Set on approximately 650m², the property benefits from a private garden with fruit trees, a pergola seating area, and a spacious driveway for multiple vehicles.

A fantastic opportunity to acquire a character-filled villa, ideal as a permanent residence, holiday home, or investment at an excellent price.

Ref: HP3433 KS

Rental potential:

Short term holiday lets approx. £87 per night

Long term approx. £800 per month

The property:

Ground level:

Semi open plan living, kitchen, diner– 7.0m x 6.8m

This semi open-plan living and kitchen area offers a comfortable and functional space. The lounge comes fully equipped with an air conditioning unit and a wood burner, perfect for cozy winter days. A door leads directly to a spacious front terrace, ideal for relaxing or entertaining. The kitchen is fully fitted with dishwasher, oven and hob, and a fridge-freezer and a door that leads to the back terrace.

Downstairs Family bathroom – 2.3m x 1.87m (7.55 ft x 6.14 ft)

Fitted with WC , basin and bath , also fitted with washing machine

Downstairs Bedroom 2 – 2.73m x 3.69m (8.96 ft x 12.10 ft)

This downstairs bedroom features a fitted wardrobe and a moveable wardrobe and a window that provides natural light.

Downstairs Bedroom 3 – 3.61m x 3.41 m (11.84ft 5 in x 11.19ft)

This spacious bedroom comes with a fitted wardrobe, a ceiling fan, and two windows.

First Level:

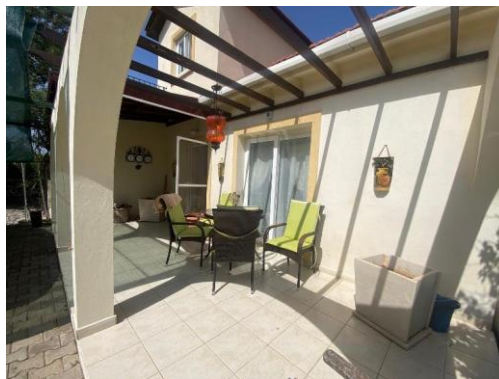
Upstairs Master Bedroom – 4.6 m x 3.33m (15.09 ft x 10.93ft)

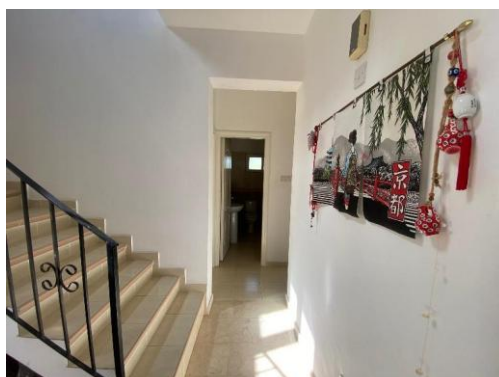
This spacious upstairs master bedroom features a wooden ceiling, fitted wardrobes, an air conditioning unit, and a ceiling fan. A door leads to a large terrace offering stunning views of both the mountains and the sea.

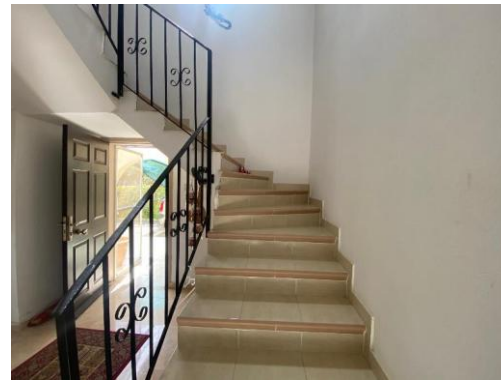
En-suite – 1.68m x 2.14m (5.51ft 1 in x 7.02ft)

Fitted with a WC, basin and a shower

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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