



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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CHIC POOLSIDE 2 BED 1 BATH GARDEN APARTMENT IN TATLISU WITH ON SITE FACILITIES.



£110,000

- **Individual title deed**
- **2 bedroom 1 bathroom approx. 75m² interior plus terrace and garden**
- Recently renovated
- Includes air conditioning, washing machine and oven.
- Ground floor, terrace with pergola
- Open plan lounge/kitchen/diner
- Private spacious terrace with pergola
- Sea view from the terrace
- Communal parking
- Private and gated community
- Onsite amenities including pools, restaurant and more
- Good rental potential

- Satin Bay Beach and restaurant approx. 5 minutes drive
- Onsite indoor pool, large outdoor communal pools, children's pool and gym
- Mini golf & children's playground
- Supermarket approx. 5 minute drive
- All year-round bar and restaurant on your doorstep
- Ideal hiking area
- More amenities close by
- Approx 35 minutes to Kyrenia city and Harbor
- Approx 90 minutes to Larnaca Airport
- Approx 60 minutes to Ercan airport

Located in the foothills on the edge of the popular Küçük Erenköy and Tathsu coastal region, Sea Terra Reserve is a beautifully maintained complex offering a luxury lifestyle in a protected, elevated setting with uninterrupted sea and mountain views.

Residents benefit from excellent on-site facilities including an indoor communal pool, two outdoor family-friendly outdoor pools, a fully equipped gym, children's playground and an on-site restaurant. This newly renovated two-bedroom ground-floor apartment features a spacious private terrace with a built in pergola, a garden area, both ideal for entertaining guests or relaxing outdoors while enjoying views of the Mediterranean sea in the near distance. Inside, the property comprises an open-plan living and kitchen area, two bedrooms with built-in wardrobes and a modern family bathroom. The master bedroom enjoys direct access to the terrace and garden area.

Recent renovations include:

- New flooring throughout
- New internal doors and front door
- Renovated bathroom with shower
- Newly tiled terrace
- Fresh interior painting
- New air conditioning units

An excellent buy-to-let investment opportunity, suitable for both long-term rental and short-term holiday lets.

Reference Number Hp3422

The property:

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

The kitchen is of open plan design, currently it holds plenty of cupboard space, an oven / hob/ extractor fan and has double windows that look out onto the mountain backdrop.

The lounge is generous in size, can easily hold a comfortable sofa, tv, coffee table and perhaps a small dining table. Double French doors access the garden terrace ensuring plenty of natural light and a fresh breeze.

Master Bedroom: 4.09 x 2.7m

A good-sized room with built in wardrobes, an air conditioning unit, and double glass doors which access the garden terrace ensuring plenty of natural light.

Bedroom two: 2.9 x 3.6m

Again a reasonably sized room with fitted wardrobes, air conditioning and double windows which look out onto the mountain backdrop.

Family Bathroom: 1.82 x 2.24m

Features a vanity unit, w/c basin and vanity unit
Next to the bathroom lies a great little utility area.

Rental potential:

Short term approx. £60 per day

Long term approx. £500 per month

***Annual maintenance fee £1200 per year**

The Gallery:





The 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:

- 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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