



# Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## **2 BED 2 BATH FULLY FURNISHED PENTHOUSE WITH PRIVATE ROOF TERRACE + COMMUNAL POOL IN TATLISU**



**£124,950 SOLE AGENT**

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| <ul style="list-style-type: none"><li>• <b>Sole Agent</b></li><li>• <b>Individual title deed</b></li><li>• <b>2 bedroom 2 bathroom approx. 80m2 + roof terrace and balcony</b></li><li>• <b>Private roof terrace estimated 50m2 with stone bbq and sea view</b></li><li>• <b>Special kitchen with extra worktop and cupboard space</b></li><li>• <b>Basic white goods and furniture included</b></li><li>• <b>Open plan design</b></li><li>• <b>Master bedroom with en suite</b></li><li>• <b>Access balcony from lounge and 2 beds</b></li><li>• <b>Fitted wardrobes and air conditioning</b></li><li>• <b>2x family communal pools with poolside bar and pergola + on site gym</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Natural stone pathway down to the cove and fishing harbor</b></li><li>• <b>Zamback belediyesi beach and beach restaurant approx. 10 minute drive</b></li><li>• <b>Bella beach and beach restaurant approx. 7 minute drive</b></li><li>• <b>Approx 3 minute drive to the main road with market, restaurant, pharmacy and more</b></li><li>• <b>Koreneum golf and beach club approx. 15 minute drive</b></li><li>• <b>Kyrenia town center approx. 40 minute drive</b></li><li>• <b>Ercan airport approx 50 minute drive</b></li><li>• <b>Larnaca airport approx. 90 minute drive</b></li></ul> |
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Located in the coastal town of Tathisu, Sea Terra Marina is a wonderful family-friendly residence surrounded by landscaped gardens, beautiful plants and charming pathways. The complex boasts two large communal swimming pools, each with a wooden pergola housing a communal bar area, alongside spacious sun terraces and loungers. Residents also benefit from direct access to a natural cove and fishing marina, while two beautiful beaches are approximately a 10-minute drive away in either direction. Restaurants, supermarkets, pharmacies and other everyday amenities are also within easy reach.

Within this attractive development, we are pleased to present this well-appointed two-bedroom, two-bathroom apartment, ideal as a holiday retreat, permanent home or buy-to-let investment.

The apartment features a bright, open-plan lounge and kitchen, with the kitchen benefiting from an updated design incorporating an additional breakfast bar, providing valuable extra worktop space and cabinetry. The lounge opens onto a generous garden-view terrace with a fitted pergola, creating a lovely shaded spot for morning coffee or afternoon relaxation. Both double bedrooms also enjoy direct access to this outdoor space. The master bedroom benefits from its own en-suite bathroom, while a separate family bathroom serves the second bedroom and guests.

Taking the property to another level, a staircase leads to a spacious private roof terrace, complete with a stone barbecue, making it the perfect setting for entertaining friends, dining outdoors or simply unwinding beneath the Mediterranean sunshine. From here, you can enjoy lovely views of the Mediterranean Sea and the surrounding mountains, creating a wonderful backdrop for relaxed coastal living.

With its attractive resort setting, marina access, two outdoor living areas and excellent potential for holiday rentals, this property offers a fantastic opportunity to enjoy the Northern Cyprus lifestyle, whether as a holiday home, permanent residence or investment property.

**Reference number: HP3454 KF**

### **Property rooms and sizes:**

#### **Open-plan kitchen/diner + lounge: 6.930m x 3.939m**

A large open plan lounge and kitchen area with sliding patio doors on one end with lovely view of the greenery .The open plan living area is fully fitted with air conditioning unit and the newly refurbished kitchen comes fully fitted with fridge freezer and an oven and hob and a dish washer

#### **Family shower room: 1.831 x 2.726m**

A shower room fitted with W/C, basin and a bath , it has recently been fitted with new sink and mirror

#### **Master Bedroom: 6.9m x 2.7m**

A bright double bedroom finished with fitted wardrobes and air conditioning unit. A sliding patio door to the terrace with lovely view of the greenery

#### **En-suite: 2.717m x 2.081m**

Fitted with basin, W/C and a shower , it has recently been fitted with new sink mirror and a shower

#### **Bedroom Two: 3.7m x 2.7m**

This second bedroom comes with fitted wardrobes and air conditioning unit and sliding doors to the terrace which is connected with the master bedroom and lounge .

### **Rental potential:**

Short term weekly rental estimated price: £500

Long term monthly estimated price: £500

**Maintenance fee approx. 1700 tl per month**

## The Gallery:





## The Complex



**The region:**

Tatlısu, meaning “sweet water”, is a picturesque coastal village on the north coast of Northern Cyprus, renowned for its breathtaking mountain scenery, beautiful Mediterranean views and relaxed atmosphere. From here, you can admire the coastline stretching back towards Kyrenia and look east towards the distant Karpaz Peninsula.

Nestled in the foothills of the mountains, Tatlısu is home to some of the north coast’s most beautiful beaches, making it ideal for swimming, exploring and scenic countryside walks. The coastal drive through Kaplıca and towards the Karpaz is particularly spectacular, with the improved road network making journeys to Bafra and the wider Karpaz region considerably more convenient.

Combining unspoilt natural beauty with an increasingly popular coastal setting, Tatlısu offers an appealing lifestyle for those seeking tranquility, outdoor adventures and the best of Mediterranean living.

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