



# Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## SPACIOUS 3 BEDROOM VILLA WITH SWIMMING POOL & ROOF TERRACE AND SUMMER HOUSE - TATLISU



### £235,000 INDIVIDUAL TITLE DEED

<ul style="list-style-type: none"><li>• Individual title deed in owner's name</li><li>• Living area approx. 160m<sup>2</sup>, plot size approx 850m<sup>2</sup></li><li>• Main furniture included</li><li>• 3 double bedrooms with AC</li><li>• Master with ensuite bathroom</li><li>• One bedroom located on the ground floor</li><li>• Bright living room with fireplace</li><li>• Kitchen with white goods and breakfast bar</li><li>• 8 x 4 roman ended swimming pool</li></ul>	<ul style="list-style-type: none"><li>• Approximately 5 minute drive to Satin Bay Beach and beach restaurant</li><li>• Approx 2 minute drive to the local supermarket</li><li>• 5-minute drive to bars &amp; restaurants along the coastline</li><li>• Approx 15 minute drive to Korenium Golf and Beach Club</li><li>• Approx 40 minute drive to Kyrenia City Center</li><li>• 15 Minute drive to golf resort</li><li>• 40 Minute drive to Larnaca airport</li></ul>
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On a lovely quiet cul de sac in the beautiful region of Tatlisu lies this wonderful modernized 3 bedroom villa. Bright and spacious throughout, it comprises 3 double bedrooms, one located on the ground along with a cloak room perfect for those who may have difficulty with stairs and two located on the first floor with an additional family bathroom and a master en suite. Downstairs you also have a good sized fully fitted kitchen which is separated from the living area via a breakfast bar. The lounge again very comfortable in size features a working fireplace and double French glass doors that lead onto the private pool area. Here you find two cosey outdoor seating areas along with a fabulous additional summer house which can easily be turned into a guest house or used as a private office space. The choice is simply yours. Only adding to the luxury living experience this villa as to offer is the private roof terrace. Flaunting sea and mountains views and large enough to create a roof haven

making it a perfect place to relax and unwind or even entertain. Over all this really is a super home; spacious, with many luxury features and just a few minutes' drive to bars/restaurants/supermarkets  
**Ref Number HP3280 KF**

### **The property:**

#### **Kitchen/breakfast room 3.6m x 7.2 (11.8ft x 23.6ft)**

Open plan to lounge and hallway...spacious Kitchen with a window overlooking the pool and garden, Space for a table and chairs. All white goods included, oven hob, washing machine and fridge freeze and lovely splash backs.

#### **Lounge 5.0 x 3.8 (16.4ft x 12.4ft)**

The lounge comes with a fireplace and ceramic flooring and doors leading to terrace and pool

#### **Downstairs Cloakroom 2.2 x 1.36 (7.2ft x 4.4ft)**

Is fitted with W.C and a wash basin.

### **Stairs/Landing**

Under stair space with a washing machine

#### **Family Bathroom 2.3m x 1.7m (7.5ft x 5.5ft)**

This family bathroom is fitted floor to ceiling with tiles, W.C, wash basin and a shower.

#### **Master Bedroom 3.3m x 3.7m (10.8ft x 12.1ft)**

Good sized master double bedroom with en-suite, there is an air-conditioning unit and fitted wardrobes

#### **Master En-Suite: 2.6m x 1.7m (8.5ft x 5.5ft)**

With bath, wash basin and WC

#### **Bedroom Two (Downstairs) 4.2m x 3.0m (13.7ft x 9.8ft)**

A good-sized room with doors leading to the garden, fitted wardrobes and an air conditioning unit.

#### **Bedroom Three (Upstairs) 4.2m x 3.0m (13.7ft x 9.8ft)**

The third double bedroom comes with fitted wardrobes and an air conditioning unit

### **External Features**

With an abundance of outdoor living area, this property boasts a mature, yet low maintenance garden with some plants & flowers, hedge fencing and a private 8x4m roman ended overflow pool. There is also plenty outdoor seating space, a spacious summer house and off road parking.

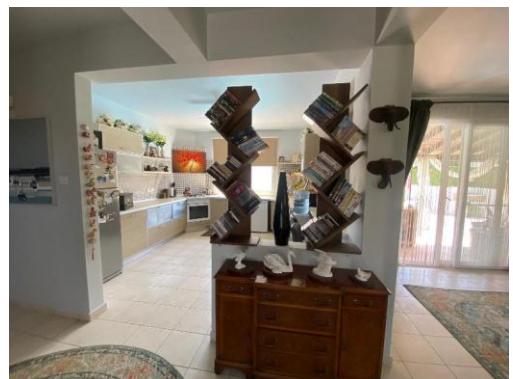
### **Rental Opportunity:**

Long term rental approximately – £1000 per month

Short term rental approximately - £100 per night

### **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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