



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## 2 BEDROOM LOFT APARTMENTS ON HOLIDAY STYLE RESIDENCE IN TATLISU



### PRICES FROM £262,500 + VAT

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| <ul style="list-style-type: none"><li>• <b>Exchange title deeds when ready + vat</b></li><li>• <b>2 bedroom with mezzanine level</b><br/><b>Approx 120m<sup>2</sup> apt + 60m roof terrace + 6m<sup>2</sup> balcony</b></li><li>• Family friendly communal pool on site plus children's pool</li><li>• Restaurant / bar / café</li><li>• Indoor pool / Sauna</li><li>• Fitness centre</li><li>• Mini market on site</li><li>• Interest free payment plan option</li><li>• Completion Approx Summer 2026</li><li>• Great for buy to let investment</li></ul> | <ul style="list-style-type: none"><li>• Zambak beach and restaurant approx. 7 minute drive</li><li>• Satin Bay beach and restaurant approx. 7 minute drive</li><li>• Supermarket on your door step</li><li>• Bars and restaurants along the coastline</li><li>• Approx 15 minute drive to Korenium Golf and Beach Club</li><li>• Kyrenia City Center approx. 40 minute drive</li><li>• Apprx 90 minutes from Larnaca Airport</li><li>• Approx 50 minutes from Ercan airport</li></ul> |
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Reference No: CH017 – 2L

Located in the up-and-coming region of Tatlısu, this brand-new residential, holiday-style resort offers an exceptional lifestyle with a wide range of on-site facilities. Residents can enjoy a family-friendly communal pool, fully equipped gym, on-site café and restaurant, supermarket, games zone, indoor pool, and sauna — all designed to provide comfort, convenience, and year-round enjoyment.

Within this wonderful retreat, you will find stylish 2-bedroom loft-style apartments, thoughtfully designed with a mezzanine level, high ceilings, and full-length windows that create a bright and airy atmosphere throughout. The master bedroom benefits from a private en suite, while both bedrooms offer fitted wardrobe space, complemented by an additional family bathroom. The open-plan living and kitchen area completes the home, leading out to a lovely balcony — the perfect place to relax, unwind, or enjoy your morning coffee.

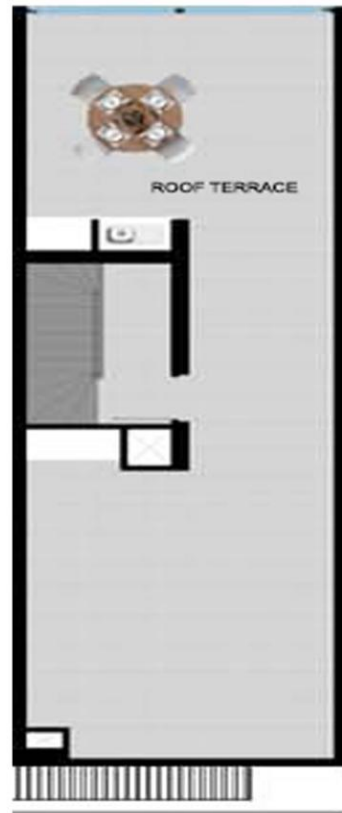
Best of all, these fabulous apartments feature a luxurious private rooftop terrace, boasting stunning views of both the mountains and the sea, creating an ideal setting for relaxing, entertaining, and making the most of the Mediterranean lifestyle. Overall, this is a wonderful complex to reside in and, thanks to its prime location and excellent on-site amenities, it also presents a fantastic buy-to-let investment opportunity.

### **The Gallery:**





**Floor plan:**



B1/B2/C BLOCK 2 + 1 LOFT GROUND FLOOR		m <sup>2</sup>
LIVING + KITCHEN		41
BEDROOM 1		15
WC + BATH		7
HALL		8
COVERED TERRACE		7

B1/B2/C BLOCK 2 + 1 LOFT FIRST FLOOR		m <sup>2</sup>
BEDROOM 2		32
WC + BATH		7
HALL		9

B1/B2/C BLOCK 2 + 1 LOFT		m <sup>2</sup>
TOTAL AREA		186
ROOF TERRACE		60

**Rental potential:**

Approx £80 per night high season  
 Approx £750 per month long term

### **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:**

- The Acapulco beach and resort
- 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.
- Korineum Golf and Beach Resort.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The miniature museum
- Kyrenia Town Center
- Girne harbour
- Kantara Castle
- St Hilarion Castle



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