

## Property description

Surrounded by the tranquil natural beauty of Tatlisu, North Cyprus, you will find the magnificent complex 'THE RESORT'.

Just a few minutes' walk from the beach you can enjoy the wonderful view of the azure blue sea, from the terrace you can see the outdoor pools and the mountains.

The garden apartment B16.1 offers you a private garden of 90 m<sup>2</sup>, while you enjoy the Mediterranean sun on the 23 m<sup>2</sup> terrace.

The impressive ceiling height of 3.10 m and large, floor-to-ceiling windows enhance the spaciousness of the apartment and create a modern and light-flooded ambience. Enjoy the magnificent, free view of the surrounding nature, which gives you a unique feeling of serenity.

Both bedrooms are equipped with floor-to-ceiling fitted wardrobes, the bathrooms impress with their high-quality design and floor-level shower.

The kitchen is modern and of high quality with built-in cupboards, granite worktops and high-quality Bosch electrical appliances.

Particularly noteworthy is the living room with LED panel and a large window system with access to the terrace and garden. Here you can relax and enjoy the wonderful Mediterranean climate and the view.

The entrance hall is equipped with floor-to-ceiling fitted wardrobes, which even have space for a washing machine. A VFR heating and air conditioning system ensures a pleasant room temperature.

The flat is located on the ground floor of a 5-party house, has its own side entrance and a parking space for your vehicle.

The sandy beach is just a few minutes' walk away. Cabanas and sunbeds open up the beach for a relaxing holiday.

A restaurant invites you to savour culinary dishes while you enjoy the sea and the surroundings. The beach bar serves delicious cocktails and cool drinks.

A variety of activities, a luxurious spa, sauna, hammam, fitness room and a tennis club complete the offer.

The flat is suitable as an investment as well as a primary residence.

Brief summary:

- Year of construction 2024
- Quiet location
- 5 residential units per building
- first occupancy
- own side entrance
- terrace 23m<sup>2</sup>
- garden approx. 90 m<sup>2</sup>
- 2 bedrooms
- 2 bathrooms
- living room
- kitchen
- Fitted kitchen/ Bosch appliances
- Built-in wardrobes
- LED wall panel in the living area
- VFR heating and air conditioning
- Car parking space
- Hamam, sauna,
- fitness room

- massage
- Tennis Country Club
- Ice area
- Outdoor courses for Pilates, yoga
- Jogging track (in planning)
- Children's area
- restaurant
- café
- bistro
- Sandy beach with beach bar and restaurant
- Cabanas
- Pool and garden maintenance
- Security service
- Car hire
- Shopping facilities
- Earthquake proof
- Car hire
- Distance to Ercan Airport 28 KM
- Distance to Larnaca Airport 53 KM

Maintenance costs approx. 244 GBP including pool and garden maintenance, building insurance, WLAN, use of the very well-equipped fitness and spa area, and a new coat of paint on the exterior facade every 5 years, as well as a 1-year guarantee.

The property is offered free of commission.  
Development costs have already been paid.  
The property is offered commission-free.  
A VAT of 5% is due.

Let yourself be enchanted by the flat on offer, enjoy the lifestyle on the coast of Northern Cyprus. This flat is located east of Kyrenia and offers a first-class location with turquoise blue water, beautiful beaches, small, secluded bays and a breathtaking view of the mountains. Take a bike tour along the picturesque coastal road and discover pure nature on two wheels.

The village and the coastal region offer numerous restaurants and beach clubs.

The famous Korineum golf course can be reached in 15 minutes, Girne with its popular harbour is around 40 minutes away by car and the journey to Larnaca airport takes around 45 minutes.

On request, a shuttle service offers you a reliable and stress-free journey to and from Larnaca Airport.

Have we piqued your interest and would you like to view the property? We look forward to receiving your enquiry and will be happy to answer any questions and arrange an appointment for you at any time.

Would you like to sell or let your property? Just ask us. We will value your property free of charge and support you from A to Z in marketing your property.

All information contained in this offer is without guarantee and is based exclusively on information provided by the seller. Omissions, errors, prior sale / prior letting are reserved.

All our presentations are prepared with the utmost care. No rights can be attached to any deviations from the information provided. Our property offers are always subject to change.

Have we aroused your interest, and would you like to view the property? If so, please enter your full name, address and telephone or mobile phone number.

By sending your e-mail enquiry to Immobilien Tanja Venek, you expressly allow us to contact you by telephone, post and e-mail and release us from the currently applicable data protection and competition laws. If you do not wish to receive any advertising, offers or information, please let us know.

We would be delighted to meet you in person during a viewing and look forward to receiving your enquiry.