

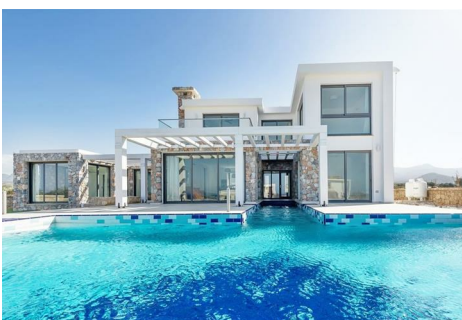


## Tatlisu

**Price £1,700,000**

Beach Front! Fraser Properties Cyprus are thrilled to offer this unique and exclusive development of 10 properties located in Tatlisu have use of a private cove for residents. The development shares over 15 donums of land between the properties making it ultra exclusive. This property is the site showhouse and finished to the highest standard with many unique features, high quality fittings and spacious interiors. Comprising of a main 3 bedroom house plus a further 2 bedroom annex for guests. Swimming pool, incredible views and private beach. Must be seen.

This totally unique and exclusive development of 10 properties is located in Tatlisu with use of a private cove for residents. The development shares over 15 donums of land between the properties and is located 20 minutes West to the Korenium Golf course and 20 minutes East to the Karpaz gate Marina. There is 1 plots available for an individual villa specifically designed for the clients personal requirements. Built to a high standard with luxury specifications in the most enviable surroundings. The pictures reflect an example of the villa you can design on site and is available for viewings to see standard of build quality. The property will cover 270m<sup>2</sup> of net area and sit on 1000m<sup>2</sup> of land with private pool and stunning views across the sea. For more information please do not hesitate to contact us.



**OVERVIEW**

590'7"6'7" net area (1802 net area)  
 Beach Location with stunning views of the Mediterranean. 18 month build time. Underfloor heating, aluminium or UPVC wood effect windows, Italian style kitchen with white goods, ac to all rooms, wooden shuttering according to plans, private swimming pool. 5 ton water tank storage, wrought iron and stone walls surrounding the property, interior design services available.

**ENTRANCE**

Large double doors leading to entrance hall with ceiling height glass panel overlooking the pool. Granite/poreclin flooring.

**KITCHEN**

High specification Italian style kitchen, choice of colours with granite work tops. Silver goods package to include: Oven, hob, extractor, Fridge freezer, dishwasher and washing machine. Flooring granite porcelin (or similar choice) Underfloor central heating.

**LIVING ROOM**

29'5" x 13'7" (8.97 x 4.13)  
 Granite or porcelin floor tiles or similar, fireplace, under floor central heating, double sliding doors to terrace area with covered pergola area.

**CLOAKROOM**

WC and basin, ceramics floor and walls.

**BEDROOM 1**

9'10" x 11'5" (3.00 x 3.49)  
 Underfloor heating, granite/porcelin floor tiles, fitted wardrobes, double doors leading to terrace and pool area. Heating & A/C.

**EN-SUITE**

12'10"6'7" (3.902)  
 WC, sink with vanity unit, walk in shower area. High quality ceramics floor and wall.

**MASTER BEDROOM**

67'11"6'7" (20.702)  
 Extremely spacious master bedroom with internal sitting area and private terrace. Granite/porcelin flooring, double sliding doors and picture window. Heating & A/C

**EN-SUITE**

12'1" x 6'4" (3.68 x 1.93)  
 Large bathroom adjoining the walk-in-wardrobe area. High quality ceramics, vanity unit with granite top, walk-in-shower area.

**WALK-IN-WARDROBES**

31'2"6'7" (9.502)  
 Large area with fitted wardrobes and granite/porcelin tiles.

**BEDROOM 3**

9'8" x 11'8" (2.95 x 3.56)  
 Underfloor heating, granite/porcelin floor tiles, fitted wardrobes, double doors leading to terrace and pool area. Heating & A/C.

**EN-SUITE**

WC, sink with vanity unit, walk in shower area. High quality ceramics floor and wall. Heating & A/C.

**GUEST ANNEX**

Comprising of two rooms with bathroom. Multi usage area.

**ROOM EXAMPLE**

**ANNEX BATHROOM**

**PRIVATE COVE 1**

Private cove for residents. Yearly maintenance fees apply.

**COVE 2**

**SEA VIEWS**

**INTERIOR SHOTS 2**

**INTERIOR SHOTS 3**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	