



## Modern 1 Bedroom Loft in Tatlisu Project From £159,900

### About the property:

Step into a tranquil lifestyle with this exquisite 63 m<sup>2</sup> closed area, 10 m<sup>2</sup> balcony and 22 m<sup>2</sup> garden, totaling to 95 m<sup>2</sup> one-bedroom loft at The Blue, offering you the rare combination of modern luxury and a personal connection to nature. and Nestled in the serene Tatlisu region of Famagusta, this loft is more than just a home—it's a retreat. The highlight of this unit is its private garden, where you can relax with stunning sea and mountain views as your backdrop. Imagine sipping your morning coffee in your garden, with lush greenery surrounding you, providing a perfect escape from the bustle of life.

Emperia Developments has designed The Blue to ensure quality and comfort at every turn. The loft is built with premium materials, including 20 cm red brick walls for soundproofing and 6 mm double-glazed aluminum windows for energy efficiency. Not only is this home perfect for those seeking peace, but it is also part of a community brimming with amenities: enjoy the outdoor pool, spa, sauna, gym, and more. Plus, Emperia's commitment to exceptional customer service means you'll have access to after-sales support, site management, and even a rental service. With private electric generators, humidity control systems, and quartz kitchen worktops, every detail is designed to enhance your living experience in Cyprus.

## Features:

- Stunning sea and mountain views
- Spa complex with sauna and massage rooms
- Outside training area for fitness enthusiasts
- Rental service with tenant tracking and maintenance options
- Private electric generators for uninterrupted power
- Quartz kitchen worktops with antibacterial properties
- Outdoor swimming pool with lounge area
- Fully equipped gym
- Basketball and tennis courts
- Site management with common area and pool maintenance
- Energy-efficient 6 mm double-glazed aluminum windows
- Pool bar for relaxation and refreshments
- Indoor swimming pool
- On-site supermarket
- Smart Home integration options available
- Soundproof 20 cm red brick walls
- 🏠 Property Type: Apartment
- 📏 Area: 95m2
- 🛏 Bedrooms: Bedrooms: 1
- 🚿 Bathrooms: 2
- 📄 Floor: 2
- 💰 35% Down Payment
- 📅 June 2025 Handover Date

## Project Location:

Tatlisu

Beach	1 minute drive
Restaurants, Supermarket & Pharmacy	3 minute drive
Schools & Kindergarden	15 minute drive
Golf Resort & Beach Club	20 minute drive
5 Star Hotel and Tourism Region	25 minute drive
Long Beach, Iskele	30 minute drive
Famagusta City Center	40 minute drive
Kyrenia Harbour	45 minute drive
Ercan International Airport	50 minute drive
Larnaca International Airport	1 hour drive



Exterior images:





Site plan:

