



Luxury 2 Bedroom Villa with Private Pool and Roof Terrace at Tatlisu Project








**From
£349,900**

About the property:

Discover elevated living with this stunning 2-bedroom semi-detached villa at The Blue, offering the perfect blend of luxury, privacy, and breathtaking sea and mountain views. Spanning 283 m², this villa features 110 m² of enclosed living space, complemented by a 48 m² balcony, a private 40 m² roof terrace, and an 85 m² garden with a personal pool and parking space. Spread across two floors, the villa offers modern design and open living spaces, creating a tranquil retreat while providing every modern comfort. The semi-detached villa is situated in the scenic Tatlisu region, perfectly positioned between the major cities of Girne and Famagusta, offering a peaceful yet connected lifestyle.

Emperia Developments has equipped The Blue with top-tier amenities, including energy-efficient double-glazed windows, soundproof walls, and quartz kitchen worktops, ensuring a comfortable and sustainable living environment. Residents of The Blue enjoy access to luxurious shared facilities, including outdoor and indoor pools, a gym, a spa, and even on-site services such as a supermarket and rental management. With private garden space, your own pool, and a rooftop terrace ideal for soaking in panoramic views, this villa offers an exceptional living experience designed for those who seek the finest in Northern 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: Villa
-  Area: 283m2
-  Bedrooms: Bedrooms: 2
-  Bathrooms: 3
-  Floor: 2
-  35% Down Payment
-  June 2026 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:

