



[www.sweetwaterbay.co.uk](http://www.sweetwaterbay.co.uk)



**sweetwater**bay

Have you ever imagined having a free choice of a vacation home by the sea?

Do you dream of making a sound investment, having your money work for you?

Sweetwater Bay is your chance to make those dreams come true, combining a perfect vacation home with a sound investment opportunity.

Make the best of your investment, starting with your choice of: House, style and price.

About Sweetwater Bay Properties Ltd.

Sweetwater Bay's shareholders and directors all have a vast and long experience in worldwide real estate development projects, in Western and Eastern Europe (London, Moscow and elsewhere) as well as the United States and the Mediterranean.

Our design and management team consists of highly talented and experienced individuals with an emphasis on natural and sustainable landscape design.

Sweetwater Bay aims to be the market leader in North Cyprus property development, through better quality in design, construction and reliability.

\*Tatlisu = Sweetwater (in Turkish)



*Choice  
of house  
style and  
price*



*Style  
beauty  
private  
beach golf*

*Active or relaxed,  
you will fulfill your dream vacation  
in Sweetwater Bay*



# T h e a r e a

## North Cyprus

Northern Cyprus, known also as T. R. N. C. (Turkish Republic of North Cyprus), is the last rare jewel of the Mediterranean.

Here one can find nature at it's best, astounding beauty of mountain peaks, infinite bays and beaches, and enjoy the colourful flora, greenery and relics, and the warm hospitality of local Island people.

Distance (Driving time) to / from:

10 minutes	Golf Course
30 minutes	Kyrenia (Girne)
25 minutes	Ercan Airport
35 minutes	Lefkosa (Nicosia)
40 minutes	Famagusta
70 minutes	Larnaca Airport



Mediterranean Sea



apartments



*Swimming pools  
for all ages  
Sport and leisure facilities  
Private beach  
Fully maintained gated community  
Fast and easy access*

# T h e v i l l a g e

## **Location**

Sweetwater Bay is located in a stunning natural sea front landscape east of Kyrenia, below the picturesque village of Tatlisu.

The entire district is in a development process, with increased entertainment and dining facilities.

The village site is bounded by two natural streams and lies above a private secluded bay, the best as the Mediterranean offers.

The new coast road passes half a mile south of the village, allowing easy, fast access, yet maintaining required privacy.

The village offers a variety of accommodation possibilities:

Bungalows, villas, garden apartments and penthouses, as well as numerous fully developed public features and facilities, including swimming pools, dining, recreation and access to a private beach.



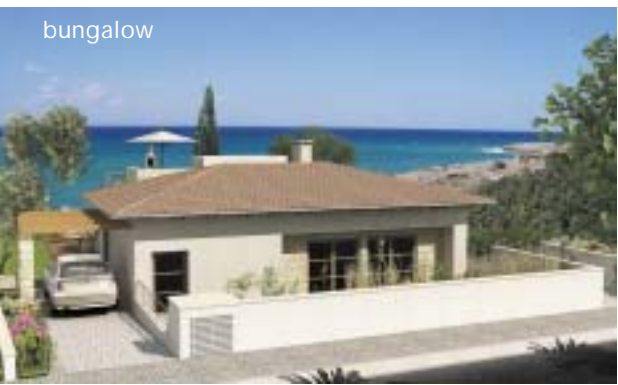


*Variety of  
accommodation  
possibilities*

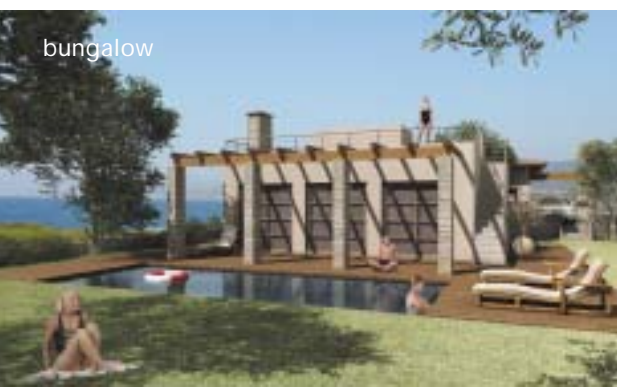
villa



bungalow



bungalow



# Interiors

## Choose your own style

Understanding the importance of designed interiors to the total experience of vacation, as well as the direct impact on high value properties, Sweetwater Bay offers unparalleled interior design features, in three categories, to suit every perfect vacation home.

Our talented design team will integrate selected features into your chosen style.

The ability to personalise each house and apartment, allows you to transform good, functional, brilliantly designed spaces into creative individual homes.



## *Mediterranean* fresh, calm, sea breeze

True island style, combining soothing tranquil white and blue with the warm feeling of dark hardwood and stone.



*Traditional* warm, relaxed, elegant

Classic elegance reflected in colours, materials and details, utilizing the best of the natural sunlight and exterior gardens and terraces.



*Natural* clean, contemporary, designed

Cool, crisp, moderate minimalism, providing a clear space for harmonious living. A well-balanced, uncluttered and comfortable living space.

# V i l l a s

# bungalow

## 3 bedroom bungalows

Superbly designed, functionally and visually to entertain a perfect vacation, sea front bungalows offer supreme pleasure and relaxation. Located on a detached large plot, at the forefront of the site, each house overlooks the bay below, only a few feet away.

The large, open plan kitchen, dining and living areas all have direct sea views, through the vast garden area with pergola and a private infinity overflow swimming pool.

An open air staircase, leads to a spacious roof terrace, ready for barbecue and kitchenette facilities.

The entrance hall lies between two patios and joins the house's private and public spaces.

Private space consists of a generous master bedroom enjoying a sea view, with an en-suite bathroom and a two additional bedrooms opposite another bathroom.

The bungalow can comfortably accommodate up to 8 people.



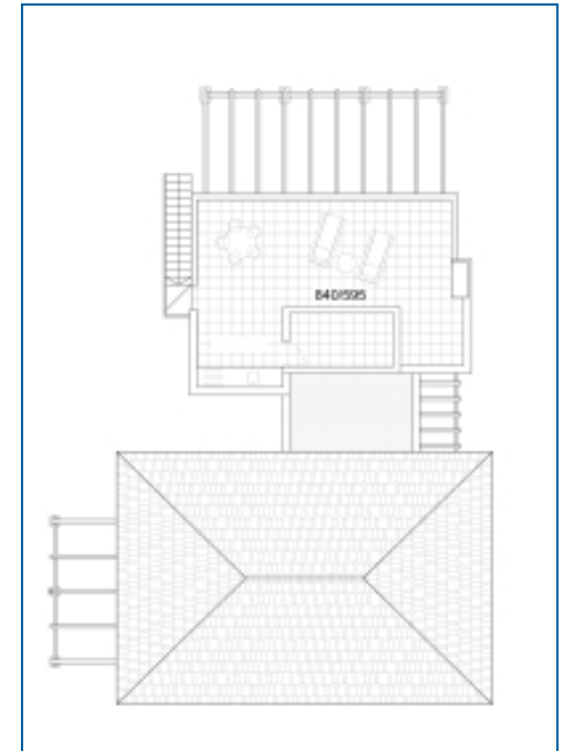
### *Ground floor*

127 Sqm / 1367 Sq ft covered area

97 Sqm / 1044 Sq ft terrace area

3 bedrooms

3 bathrooms (1 en-suite)



### *Roof terrace*

35 Sqm / 377 Sq ft terrace area



# V i l l a s

# villa

## 3 bedroom villas

Sweetwater Bay villas are neatly arranged, as a front row facing the beautiful scenery of the valley and the natural harbour below.

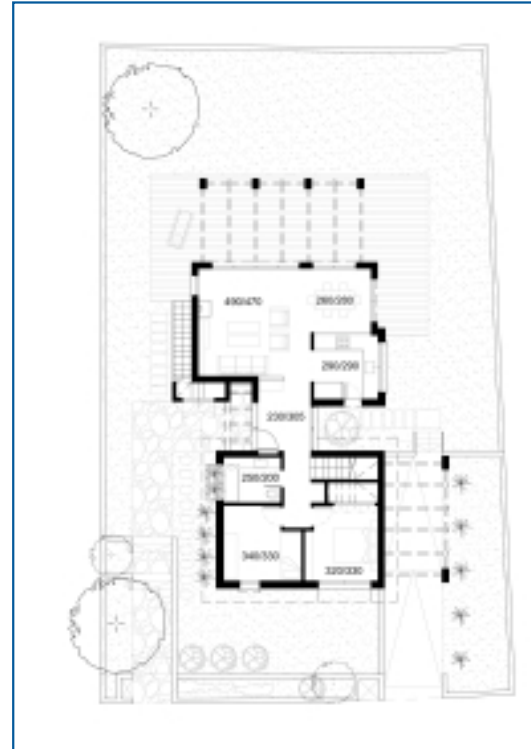
Much alike all Sweetwater Bay properties, each villa is brilliantly planned as a perfect holiday home, and for full time living.

A subtle flow from private to public spaces, joined together by entrance hall and patios.

Local and natural sustainable materials are the cornerstone of the design.

Designed in consideration for wind, sun and view, the villa offers two bedrooms on the ground floor, joining a shared bathroom, apart from an open plan living area and the master bedroom complex and roof terrace on the first floor, all overlooking the sea.

The villa can comfortably accommodate up to 8 people.



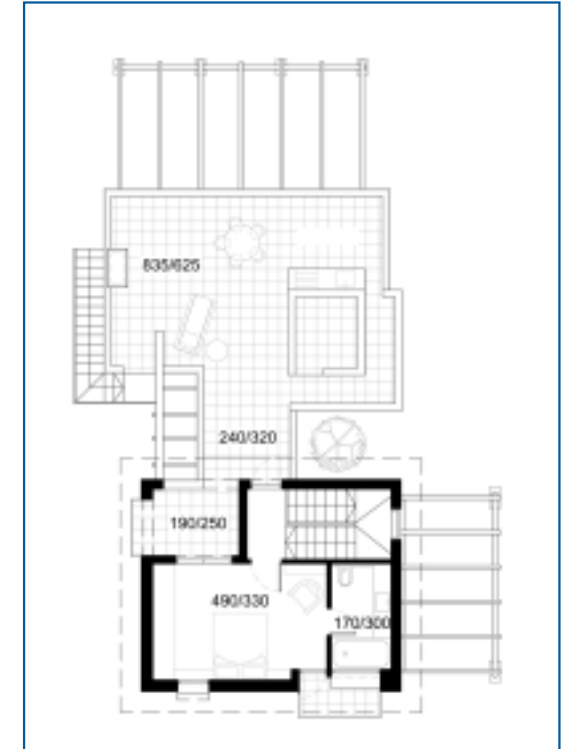
### *Ground floor*

96 Sqm / 1033 Sq ft covered area

56 Sqm / 603 Sq ft terrace area

2 bedrooms

1 bathroom



### *First floor*

30 Sqm / 323 Sq ft covered area

40 Sqm / 430 Sq ft terrace area

1 master bedroom with walk in closet

1 bathroom (en-suite)

# A p a r t m e n t s

# *penthouse*

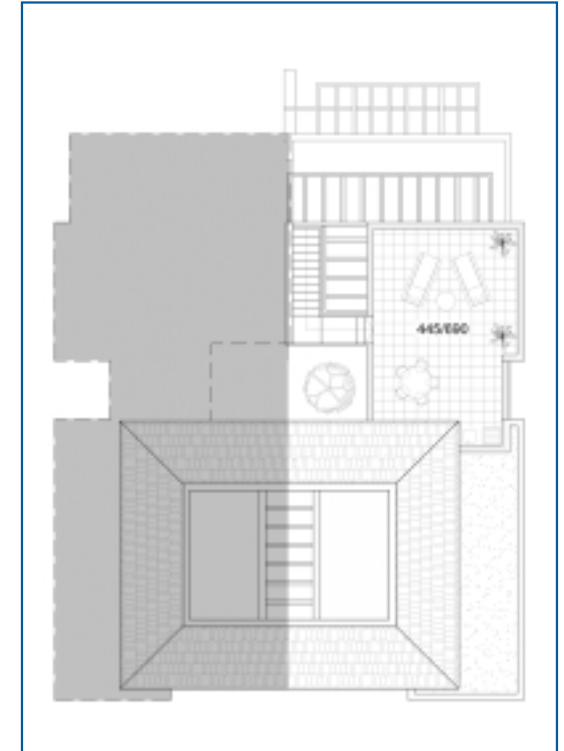
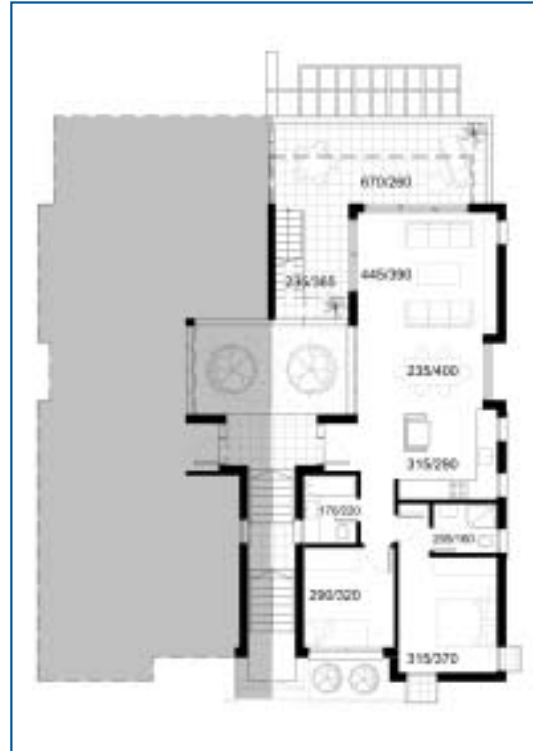
## 2 bedroom apartments

Perfectly designed to suit the exact needs of vacation, penthouse apartments offer a separate covered entrance, and a spacious living area engulfed by a wide terrace with full sea view.

The private staircase leads to a large roof terrace, ready for barbecue and kitchenette facilities.

Private space consists of a generous master bedroom with en-suite bathroom and a second bedroom opposite another bathroom.

The penthouse can comfortably accommodate up to 6 people.



### *Apartment*

85 Sqm / 915 Sq ft covered area

28 Sqm / 301 Sq ft terrace area

2 bedrooms

2 bathrooms (1 en-suite)

### *Roof terrace*

31 Sqm / 334 Sq ft terrace area

# A p a r t m e n t s

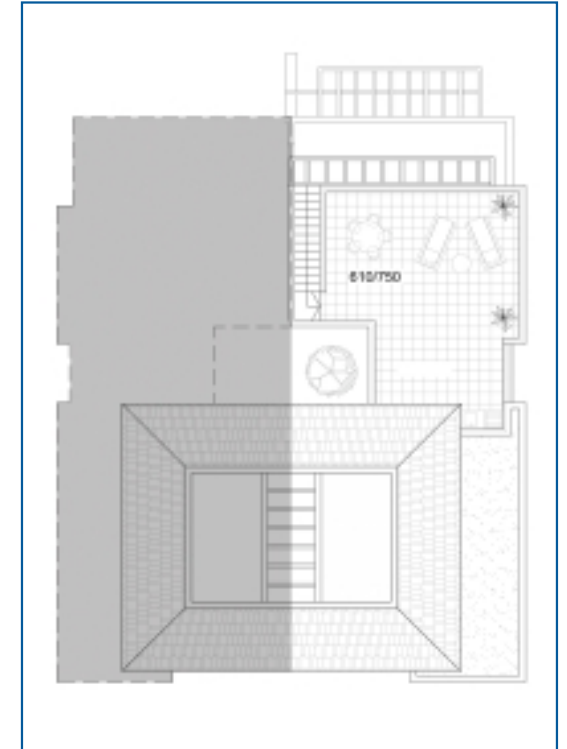
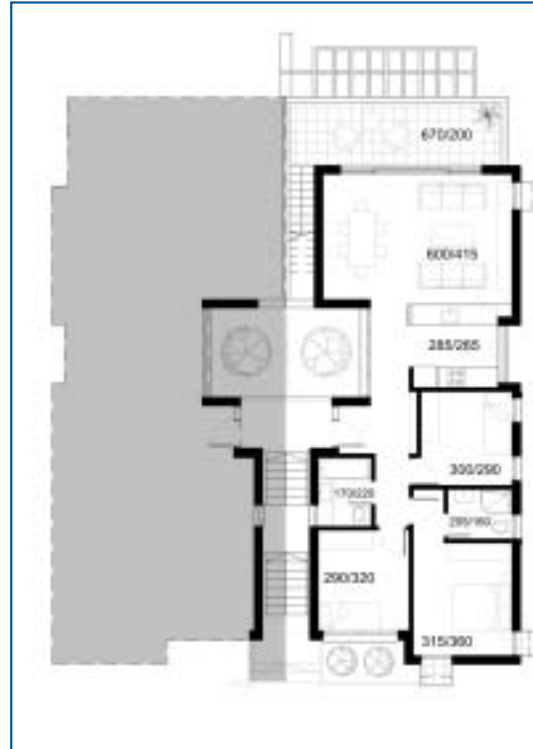
# penthouse

## 3 bedroom apartments

A spacious 95 Sqm penthouse, with all the advantages of the two bedroom penthouse, as the detached sheltered entrance, extensive living area along with a terrace and a vast roof terrace, all with full sea view.

The private area offers a lavish master bedroom with en-suite bathroom and two additional bedrooms, facing the second bathroom.

The penthouse can comfortably accommodate up to 8 people.



### *Apartment*

95 Sqm / 1023 Sq ft covered area

19 Sqm / 205 Sq ft terrace area

3 bedrooms

2 bathrooms (1 en-suite)

### *Roof terrace*

45 Sqm / 484 Sqft terrace area

# Apartments *garden*

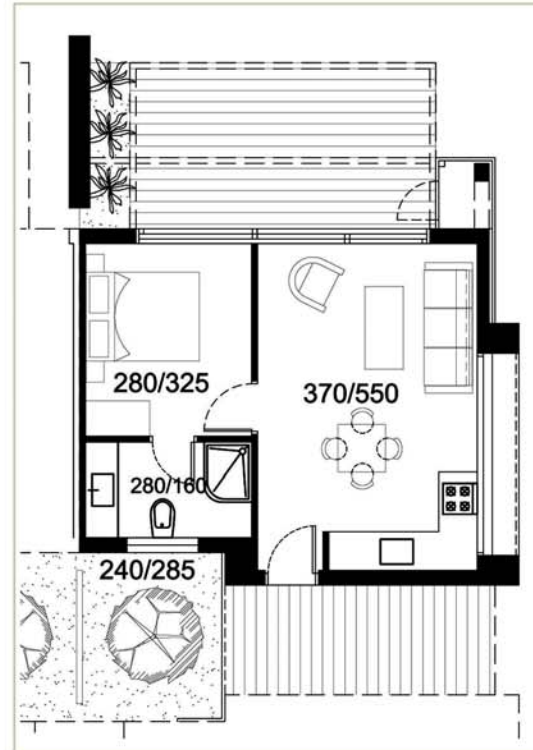
## 1 bedroom apartments

Garden apartments are easily accessed through an independent covered entrance.

An inner garden patio welcomes as you enter, giving a perfect feeling of light and breeze.

Each apartment consists of a generous master bedroom with (en-suite) bathroom and a spacious living area, with a fully fitted kitchen and dining space.

The one bedroom apartment present a unique investment and holiday opportunity.



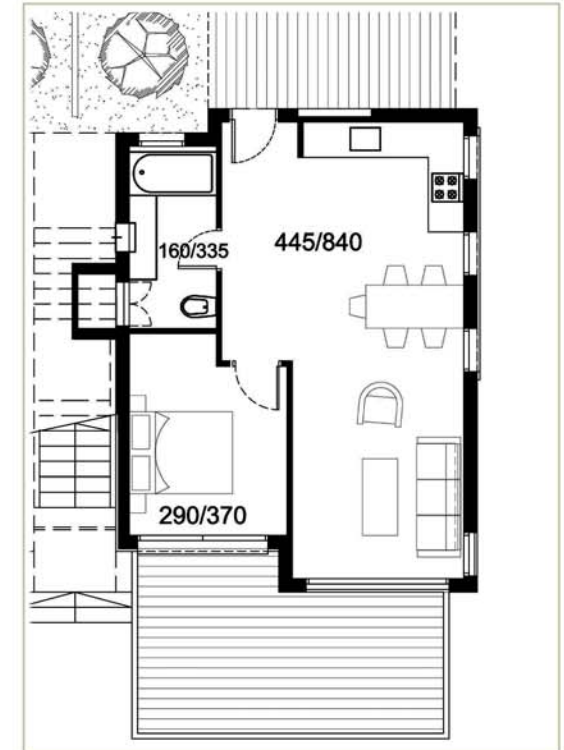
### *1 bedroom (Front)*

43 Sqm / 463 Sq ft covered area

27 Sqm / 290 Sq ft terrace area

1 bedrooms

1 bathroom (en-suite)



### *1 bedroom (Rear)*

56 Sqm / 603 Sq ft covered area

27 Sqm / 290 Sq ft terrace area

1 bedrooms

1 bathroom

# A p a r t m e n t s *garden*

## 2 and 3 bedroom apartments

Garden apartments are easily accessed through an independent covered entrance.

A paved inner patio joins the spacious living area facing the garden patio and sea view, with the detached private area, incorporating a generous master bedroom with en-suite bathroom and one (or two) separate bedrooms and a second bathroom.

The garden apartments can comfortably accommodate up to 8 people.



### *2 bedrooms*

93 Sqm / 1001 Sq ft covered area

30 Sqm / 323 Sq ft terrace area

2 bedrooms

2 bathrooms (1 en-suite)



### *3 bedrooms*

101 Sqm / 1087 Sq ft covered area

30 Sqm / 323 Sq ft terrace area

3 bedrooms

2 bathrooms (1 en-suite)



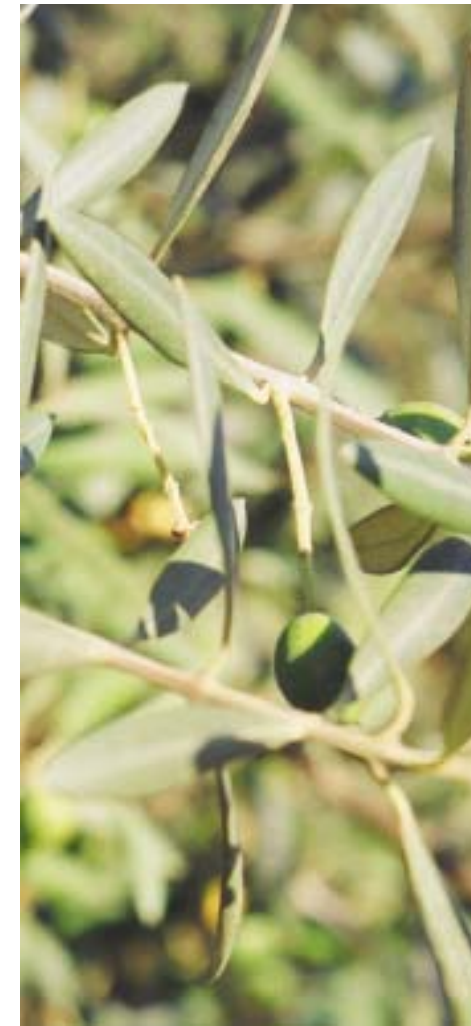


*A dream  
landscape  
by the sea*

# Specifications

- Sustainable environmentally friendly site architecture and design.
- Gated community.
- Full development of all public spaces: roads, paths, gardens etc.
- Choice of interior design, style and features.\*
- Exterior cavity walls.
- Fully fitted high standard kitchen cabinets and surfaces.
- Fully fitted high standard wardrobes in all bedrooms.
- Full wall tiling and sanitary fittings (wash rooms and kitchen).
- Iron balustrade on staircases and terraces.
- Sturdy wood construction with multiple lock front door.
- Double glazed aluminum windows.
- Wood pergolas.
- Barbecue and water supply and fittings on roof terraces.
- Fireplace.\*
- Central water supply and sewage purification system.
- Individual hot water solar panel tanks.
- Site generator for electric backup.
- Electricity, phone, TV and high speed internet sockets in every room.
- Air-conditioning.\*
- Individual parking space.\*
- 5 year structural guarantee.

\* subject to unit type



## Features & Facilities

- Private Beach. (only 100 meters from the site)
- 4 Swimming Pools (Adults, children, toddlers, covered).
- Tennis Court.
- Volleyball Court.
- Basketball Court.
- Mini Football Court.
- Mini Golf.
- Gym / Fitness Club.
- Access to Water Sports Beach (Jet ski, diving, kite and wind surfing).
- Water activities for children.
- Playground.
- Arcade (Snooker, video games, table tennis).
- Mini Market.
- Restaurant and Bar.
- Site Management services.
- Laundry / Housekeeping (optional).
- Spa.
- TV and Internet access.
- 10 minutes from 18 hole golf course.





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