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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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STUNNING 3 BEDROOM VILLA WITH SWIMMING POOL AND BREATH-TAKING VIEWS -CATALKOY



£595,000

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| <ul style="list-style-type: none">• Individual Exchange title deed• 3 double bedrooms, 2 with en suite• Approx 690m² plot, Approx 180m² interior plus terracing• Sold fully furnished• Modern finish with quality furniture and white goods• Charming living room with fireplace• Swimming pool and hot tub• Central heating , cctv , and air conditioning throughout• Outdoor bar and bbq, pergola and multiple lounge areas• Private drive and gated entry• 6 month payment plan available | <ul style="list-style-type: none">• Mountain and sea views• Closest beach approx. 7 minute drive• Kyrenia City Center approx. 10 minutes drive• Within 5 minutes drive from bars, restaurants, supermarkets, and amenities• 5 minute drive to Cratos hotel and casino• 10 minute drive to the famous Kyrenia harbor• Approx 45 minute drive to Ercan airport• Approx 90 minutes from Larnaca airpiort |
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This bespoke villa is truly exquisite and one of a kind. For a start the garden features the most beautiful amenities including a large waterfall display, multiple lounge areas, a covered area with jacuzzi, a generously sized private pool, a fully equipped bar and much more. The interior comprises high quality infrastructure and additional features combining both luxury and comfort these include marble flooring, granite worktops, ceramic bathrooms, roman pillars,

and modern furniture and appliances. As you enter the property you are instantly greeted by a spacious open floor plan consisting of a fully fitted kitchen, a dining area and a cozy lounge which is complemented by a lovely fireplace and picturesque views of the grand outdoors thanks to its floor to ceiling glass doors. Additionally, you will also find one double bedroom, a guest/family bathroom and a large utility room. The first floor accommodates the Primary suite and an additional double suite, both featuring a private bathroom and built in wardrobes while only the master leads onto a gorgeous private terrace and combines access to the spectacular roof terrace. Both terraces flaunt beautiful views of the mountain backdrop are fitted with luxurious outdoor furniture, offering the perfect places to relax, unwind or entertain.

Located in the foot hills of Catalkoy this amazing home provides peace and serenity while still being within a close proximity to the thriving Kyrenia Town Center. Here you will find quantities of restaurants/bars, supermarkets, cafes and much more.

Overall, thanks to its timeless design, special features, unique characteristics and sought after location, this villa will no doubt provide a wonderful lifestyle indeed.

6 month payment plan available

Reference Number: HP3082

The Property:

Ground floor

Kitchen:

A modern fitted open plan kitchen with granite top fully fitted with fridge/freezer , oven and hob and a dishwasher

Dining Area

Within the open plan area is a dining area with a patio door leading to the covered terrace front of the pool side

Lounge

A lovely bright and spacious open plan living space with tall ceiling and a marble fire place. The lounge is fully fitted with air -conditioning and patio door leading to the pool side

Utility room

The room is fitted with ample storage and a washing machine

Stairs and Landing

Storage has been created under the stairs

Bedroom Three

Located on the ground floor is a double bedroom fully fitted with built in wardrobes , ceiling fan and air conditioning . It also has a patio door leading to the terrace just in front of the pool side.

Family bathroom

The suite includes a spacious shower, WC and wash basin with built in storage.

First floor

Bedroom Two

Located on the up-floor is a double bedroom fully fitted with built in wardrobes , air conditioning and ceiling fan . This bedroom has two balcony in both end of the rooms one overlooking the mountain side and the other overlooking the pool side and it has it own en-suite

Ensuite

The suite includes a corner shower unit, WC and wash basin

Master Bedroom

Located on the top floor is the Master Bedroom which is beautifully decorated and fully fitted with air conditioning, ceiling fan and a walk in wardrobe . It has a patio door leading to a double spacious terrace with seating area facing the pool side and also the mountain view . The terrace has a stairs leading to the roof terrace

Ensuite

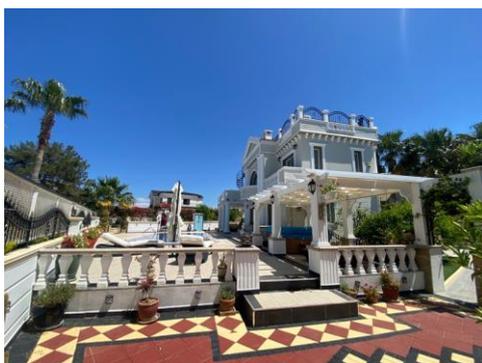
This spacious en-suit is fitted with shower unit, WC and wash basin

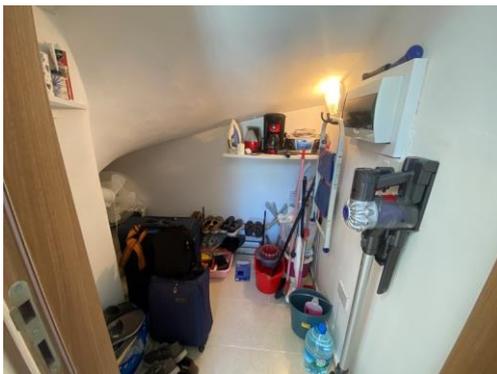
Swimming Pool

Outdoor

- Pergola
- Kitchen
- Outdoor bar with fridge
- Apple /palm trees
- Outdoor shower
- BBQ
- Hot tub
- Covered and open lounging areas

The Gallery:











Rental potential:

Short term: £150 per night approx high season

Long term: £1500 per month

The Area

Catalkoy is located 10 minutes outside of Kyrenia town centre, close to the villages of Bellapais and Ozankoy and is known for its affluent residents. The village has a quaint, old-world feel and epitomises the 'Mediterranean village' with its town square and whitewashed buildings. It's a popular place for tourists and locals alike, as it brings the qualities of a holiday resort into a village atmosphere, Catalkoy is close enough to Kyrenia town centre so that you'll never be far from the action, and yet not too close that you'll never have a peaceful moment. Catalkoy also plays host to some of the best hotels on the island, the Acapulco beach and resort, The Dedeman Olive Tree and, perhaps most notably the five-star Malpas hotel.

Popular Area Attractions:

- The Acapulco beach and resort
- The Dedeman Olive Tree
- Alagadi or Turtle beach is a short drive away. In July and September the beach is a big attraction as visitors come to watch the female loggerhead and green turtles come to lay their eggs and see their hatchlings make their desperate run for the sea.
- The Buffavento Castle
- Korenium golf and Beach
- St Hilarion Castle
- Kyrenia harbour
- Harbour high street filled with boutique stores, bars and restaurants
- Lapta walkway

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