



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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SUPERB LOCATION, CHARMING 3 BEDROOM VILLA WITH PRIVATE POOL IN CATALKOY



£285,000

- **Individual exchange title deed**
- **3 double bedrooms, with master with en-suite**
- **Property approx.**
- **Separate kitchen and dining and lounge**
- **Being old fully furnished with white goods**
- **Private garden with 8 x 4 Private Swimming pool and bbq area**
- **Air conditioning and shutters throughout**
- **Private drive and gated entry**
- **Trees , Plants and flowers**
- **Chamada beach approx. 10 minute drive**
- **Girne harbor approx. 10 minute drive**
- **Main strip with restaurants, bars, supermarkets and pharmacies approx 15 minute walk**
- **Within proximity to Universities and schools**
- **Approx 50 minute drive to Ercan airport**
- **Approx 90 minutes from Larnaca airport**

Within just a short walking distance from the thriving strip of Catalkoy lies this charming 3 bedroom villa. Proving worthy of the name this lovely home holds traditional Mediterranean characteristics including a natural stone fire place, high ceilings with solid wood beams, and Cypriot style archways. The property itself offers a large living space comprising 3 double bedrooms, a separated kitchen, diner/ lounge, a master en suite and a large family bathroom. Only adding value to its unique design you will also find a 10x4 private pool, an outdoor stone bbq and a colorful garden area each providing the perfect place to sit, relax and oak up the sun. The choice is simply yours. Thanks to it family

friendly features and proximity to bars, restaurants, cafes, pharmacies, universities and schools, this wonderful villa offers a quality of life indeed.

Reference Number: HP3095

The Property:
Ground floor

Kitchen/ Dining Area : 2.8m² x 4.0m²

A modern fitted open plan kitchen with granite top and a lot of cupboard space fully fitted with fridge/freezer, oven and hob dishwasher and a washing machine. Within the open plan area is a dining area with a patio door leading to the covered terrace front of the bbq area

Lounge : 4.2m² x 7.8m²

A lovely spacious open plan living space with tall ceiling and a fire place. The lounge is fully fitted with air-conditioning and patio door leading to covered terrace front of the house

Bedroom 2 : 3.6m² x 3.9m²

Located on the ground floor is a double bedroom fully fitted with built in wardrobes and air conditioning unit. This bedroom has a door directly to the pool side

Bedroom 3 : 2.8m² x 4.5m²

This bright and airy double bedroom with two windows has a moveable wardrobes and fitted with air conditioning unit

Family bathroom 2.3m² x 1.6m²

The suite has a WC, wash basin and a bath.

First floor

Master Bedroom

Located on the top floor is the Master Bedroom which is fully fitted with air conditioning unit, built in wardrobe and has its own en-suite. It has a patio door leading to a very spacious terrace facing the pool side with mountain views and the other side of the terrace facing the front of the house

Ensuite

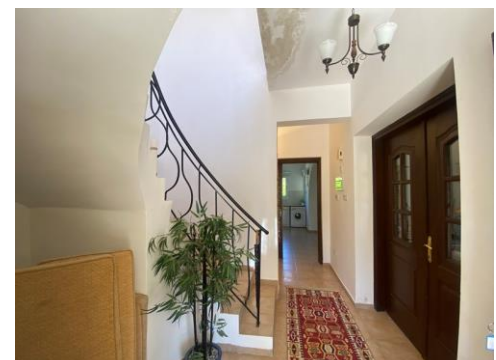
The suite includes a shower cubical, WC and wash basin

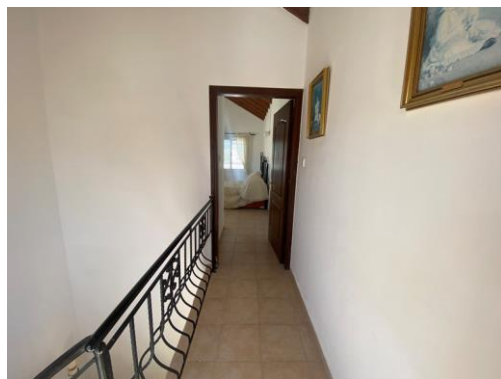
Rental potential:

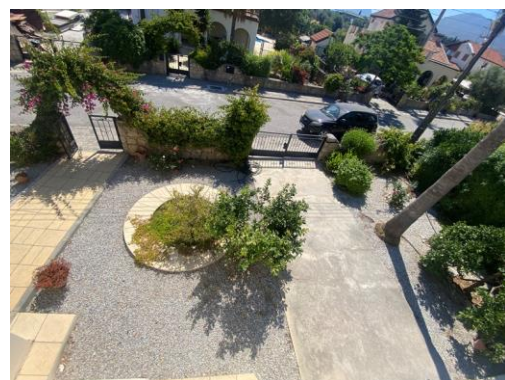
Short term: Approx £750 per week

Long term: Approx £850 per month

The Gallery:









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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