



Busy Bees Estate Agents Ltd



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166

Kyrenia Branch (East) – Ozankoy North Cyprus Telephone 0090 533 8876563

email: info@busybeesestateagents-cyprus.com www.busybeesestateagents-cyprus.com

CONTEMPORARY 3 BED 2 BATH VILLAS WITH PRIVATE ROOF TERRACE IN CATALKOY, KYRENIA



PRICES FROM £280,000+ VAT

- **Exchange title deeds +VAT**
- **3 double bedrooms 2 bathroom, master with en suite**
- **Approx 130m2 villa, 270m2 plot, 87m2 open terraces**
- **Being sold fully furnished including white goods**
- **Open plan kitchen/lounge/dinning**
- **Air conditioning throughout**
- **Private roof terrace with 360 degree panoramic views of sea and mountains**
- **Gated entry and private driveway**

- **Located in the thriving town of Catalkoy**
- **Beaches within a short driving distance**
- **Bars, restaurants, and nightlife on your doorstep**
- **Schools and universities close by**
- **Pharmacy and hospital close by**
- **Approx 10 min drive to Girne harbor**
- **Approx 10 min drive into Kyrenia Center**
- **Approx 1 hour drive to Ercan airport**
- **Approx 90 minute drive to Larnaca airport**

These lovely villas are located in the thriving region of Catalkoy within proximity to amenities such as schools, shops, restaurants, bars, café's and healthcare facilities. Built in approx. 2022, they all pose modern infrastructure and design each comprising 3 double bedrooms with fitted wardrobes while the master boasts a private en suite. They consist of an open plan lounge / diner which accesses a spacious terrace through tall glass French doors plus a family bathroom. All villas except one are

ready to move into therefore include a fully equipped kitchen with white goods and furniture. The most attractive feature of these modern style homes are the luxurious roof terraces. Each providing captivating 360 degree views of the mountain backdrop plus the blue Mediterranean sea in the distance. Each terrace is large enough to hold luxury outdoor furniture, a pergola, bbq and maybe even a jacuzzi, creating the perfect place to relax, unwind or even entertain. The choice is simply yours! If you prefer to have a more natural garden, fear not as the plot ensures plenty of space to create a relaxing and calming environment with natural plants, trees and even a comfortable seating area.

At the moment each villa has been rented long term at the price of £1000 GBP per month proving a great buy to let investment opportunity for investors.

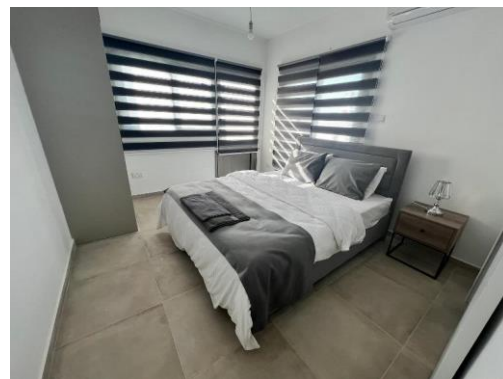
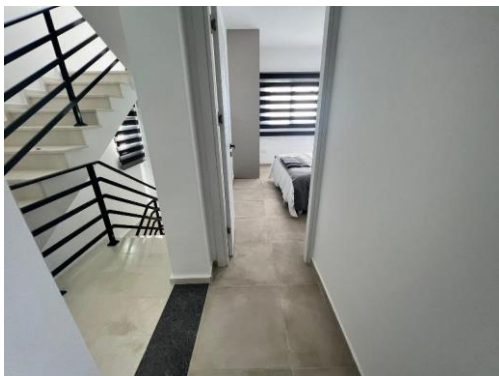
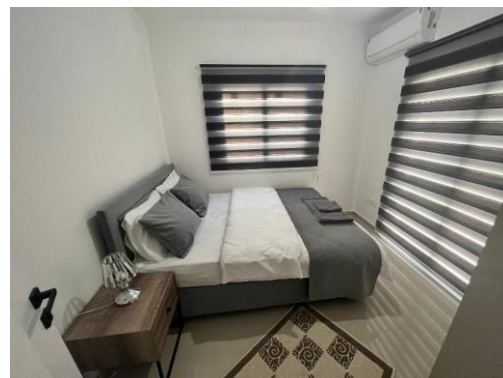
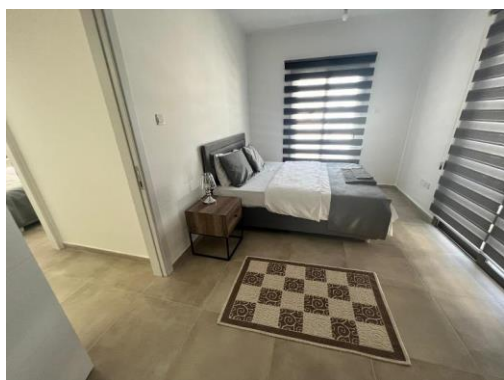
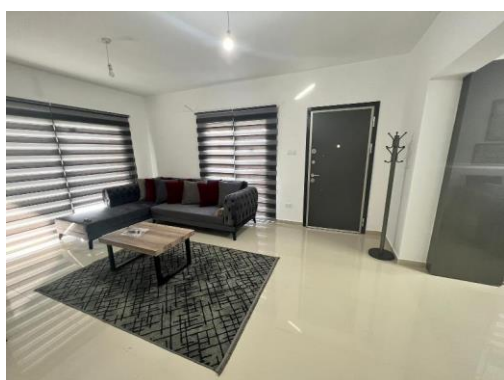
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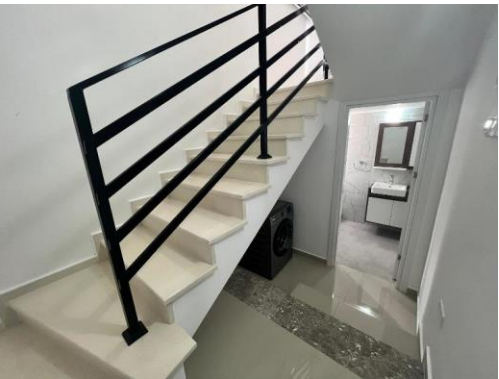
Rental potential:

Long term approx. £1000 per month

Short term holiday approx. £800 per week

The Gallery:





Catalkoy

The Village of Catalkoy village is located just a ten minute drive from the centre of Kyrenia. Adjacent to the two popular villages of Ozankoy and Bellapais this is a much sought after area. The village itself is as you would expect with traditional houses and shops, restaurants and coffee shops. The surrounding villages offer an exceptionally varied choice of bars and restaurants as well as good hotels. There are many small beaches all around this area and although popular with local families and holidaymakers you will find these beaches are not overcrowded and at times you could still find yourselves the only people on the beach. Along the coast road there are a number of restaurants offering both local and international cuisine and you will not be short of entertainment either with a number of bars and restaurants having regular entertainment and the larger hotels putting on shows with internationally recognised artistes. The views from most locations in the Catalkoy area are stunning with excellent sea and mountain views and views of Bellapais Abbey and St. Hilarion castle, is it any wonder why Catalkoy has and always will be a popular place for UK visitors.

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
- Cage Club
- La Nouba Club
- Multiple hotels with casinos and beaches
- Abundant with supermarkets, shops, cafes, restaurants, bars, health centers and schools.

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