



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## CHARMING 3 BEDROOM HOME WITH A LUXURY COURTYARD LOCATED IN CATALKOY, KYRENIA



## £155,000 EXCHANGE TITLE DEED

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| <ul style="list-style-type: none"><li>• <b>Full exchange individual title deed</b></li><li>• <b>Plot size: 1 evlek + 212 Ayakkare</b></li><li>• 3 bedrooms, 2 located on the ground floor, one bedroom located on the first floor</li><li>• Being sold furnished with Air conditioning and white goods</li><li>• Spacious terrace</li><li>• Huge garden large enough to place a pool</li><li>• Fantastic potential, traditional property</li><li>• Gated entry</li><li>• Located in the thriving town of Catalkoy</li></ul> | <ul style="list-style-type: none"><li>• Beaches within a short driving distance</li><li>• Bars, restaurants, and nightlife on your doorstep</li><li>• Schools and universities close by</li><li>• Pharmacy and hospital close by</li><li>• Approx 10 min drive to Girne harbor</li><li>• Approx 10 min drive into Kyrenia Center</li><li>• Approx 1 hour drive to Ercan airport</li><li>• Approx 90 minute drive to Larnaca airport</li></ul> |
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**Reference HP3278 KF**

Nestled in the vibrant and sought after Catalkoy village, this delightful 3-bedroom home is brimming with character and charm. Situated on a generously sized private plot with a lush garden and gated entry, the property features an extensive garden area, gated entrance, and a peaceful, private location – all within walking distance to essential amenities including schools, shops, restaurants, bars, and healthcare facilities. A truly ideal location for both everyday living and relaxed Mediterranean lifestyle.

The home itself beautifully preserves its traditional Cypriot style featuring a large separate kitchen/diner with wooden kitchen units and cabinetry, two double ground floor bedrooms comprising natural wooden built in wardrobes and a unique first-floor bedroom with exposed wooden panelling offering a warm and inviting retreat, perfect for guests or a private home office. The family bathroom and additional cloakroom have been tastefully modernised, blending seamlessly with the home's rustic aesthetic.

Externally, the possibilities are endless. The sizeable plot easily allows for the addition of a private pool and summer BBQ to bespoke pergolas and outdoor lounges, creating a luxury and relaxing haven. While a communal car park is currently in use, there is ample space on the plot to create a private driveway if desired.

With its traditional character, generous outdoor space, and unbeatable location close to all the conveniences of Catalkoy, this property is bursting with potential — the perfect canvas to create your forever home.

### **Rooms and sizes:**

**Entrance hall 5.54 x 2.86**

**Kitchen 6.17 m x 3.52m**

This spacious kitchen comes with fitted wooden cupboards, and white goods and doors leading to the terrace

**Lounge 6.15 m x 3.15m**

Fitted with an ac unit and a door leading from the entrance

**Cloak room : 0.90m x 1.54m**

This bathroom is fitted with WC and a basin

**Bathroom : 2.63m x 1.84m**

This bathroom is fitted with WC , shower and a basin

**Master Bedroom:3.76m x 3.93m**

This bright airy double master bedroom has large windows and a fitted ac unit

**Bedroom 2:4.98 m x 4.85 m**

This bedroom comes with fitted wardrobe, air conditioning unit and large windows allowing in lots of light

**Bedroom 3 : 2.96m x 5.5 m**

Another double bedroom comes with a fitted air conditioning unit

### **Rental potential:**

Long term approx £800 per month

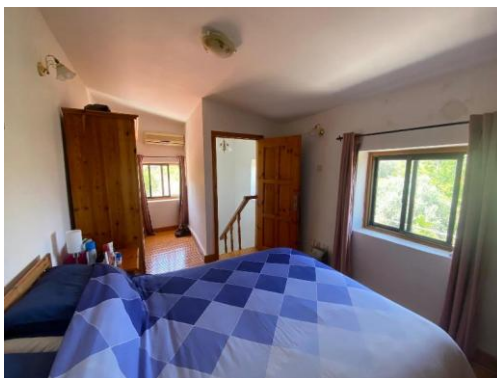
Short term holiday approx. £80 per night



## 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
- The Church of The Blessed Virgin Mary
- Cratos Hotel and casino with the famous Cage club
- Chamada beach club
- Kyrenia harbor and castle
- Kyrenia harbor high street
- St Hilarion Castle
- Abndant bars, restuarants and cafes
- MC Palace Beach



