



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## BEAUTIFUL SOLAR POWERED 5 BED DUAL VILLA WITH A PRIVATE POOL IN CATALKOY



**£399,995**

- **Individual exchange title deed**
- Two units in one. First level 3 bedrooms, 2 bathrooms
- Ground level 2 bedrooms, 2 bathrooms + utility
- Approx 270m2 internal total, Approx 1 donum plot
- White goods included, furniture negotiable
- Solar energy + back up battery system
- Shutters and fly screens throughout
- Private swimming pool and Jacuzzi
- Plenty of covered and open terracing
- Private drive and gated entry with a private garage
- Garden area with fruit trees
- 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
- Schools, pharmacies, hospitals nearby
- 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 airport

**Reference Number: HP3426 KF**

Nestled in the foothills of Çatalköy, Kyrenia, this beautifully modernized five-bedroom detached villa offers a rare opportunity to own a truly unique home in a prime location, just moments from local amenities. Offering two separate homes within one this exceptional property is ideal for extended family living, or a strong rental investment potential.

The first floor forms the main residence and has been fully refurbished to a high modern standard, complete with quality white goods and stylish furnishings. It offers a spacious living area leading into a generously sized kitchen and dining space, along with three well-appointed bedrooms. The master benefits from a private en-suite, while all bedrooms feature built-in wardrobes and large double windows that flood the rooms with natural light.

Two expansive terraces further enhance the upper level — one accessed from the lounge with stunning views of the Mediterranean Sea and pool area, and the other from the dining area overlooking the impressive Kyrenia Mountains. These outdoor spaces are perfect for relaxing, entertaining, and enjoying the surrounding scenery.

The ground floor, added approximately one year ago, has been transformed into a luxurious self-contained apartment. Also Fully furnished with modern interior design and high-quality white goods, this elegant space includes two double bedrooms, each with its own private en-suite bathroom and accesses the lovely garden and pool terrace. An exceptionally large open-plan living room, kitchen, and dining area with a stylish breakfast bar creates a bright and welcoming atmosphere again filled with plenty of double sliding doors which lead directly onto the luxury pool terrace.

The exterior is equally captivating, perfectly designed for a true Mediterranean lifestyle. Set on a generous 1 donum plot, the villa is surrounded by beautifully landscaped gardens with mature, fruit-bearing trees including olive, orange, lemon, and pomegranate. A large kidney-shaped swimming pool takes centre stage, creating a private oasis of colour, scent, and serenity — ideal for soaking up the sun and enjoying long, warm evenings outdoors.

This exceptional villa combines luxury, flexibility, and investment appeal in one of Northern Cyprus' most desirable locations.

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### **Rental potential:**

Short term: Approx £250 per night for the full villa

Long term: Approx £1000 per month per property

### **Fruits Trees**

- ✓ Lemon
- ✓ Oranges
- ✓ Olive
- ✓ Grapefruit
- ✓ Peach

### **The Property:**

#### **First floor property (Main home):**

##### **Lounge : 7.50m x 3.75m/**

A bright and spacious living room with a working fireplace and air conditioning, ideal for year-round comfort. Two sets of double windows flood the space with natural light — one overlooking the sea and pool, the other framing beautiful mountain views.

The main entrance opens from here onto a luxury terrace with stunning Mediterranean and pool views.

##### **Kitchen 7.62m x 4.76m**

This modern and separate kitchen comes fully equipped with high quality white goods and appliances and features a large breakfast bar perfect for casual dining or entertaining. Here you will find a luxury free standing air conditioning unit.

**Master Bedroom 3.56m x 3.85m**

A double air conditioned room with fitted wardrobes and double windows, allowing plenty of natural light to fill the space. Shutters and fly screens throughout for added comfort. Access to a private en suite.

**Ensuite 1.57m x 2.68m**

The suite includes a shower unit, WC and wash basin

**Bedroom Two 2.73m x 2.83m**

The second bedroom comprises a double bed, built in wardrobes and air conditioning for year-round comfort. Double windows with fly screen and shutters.

**Bedroom Three 3.84m x 2.09m**

Another double room with 2 single beds, built in wardrobes and an air conditioning unit for added comfort. A front-facing window offers beautiful views of the sea and pool area, while shutters and a fly screen provide both privacy and shade.

**Family Bathroom 1.5m x 2.69m**

A good sized family / guest bathroom includes a shower unit, WC, wash basin with vanity unit and, a heated towel rail

**Ground Level Apartment:****Lounge/Kitchen : 9.70m x 7.5m**

The second spacious living area downstairs features a fully equipped open-plan lounge and kitchen, complete with high quality white goods and appliances. A breakfast bar completes the setting. Three sets of floor to ceiling patio doors open directly onto the pool and garden area. Air conditioning unit.

**Master Bedroom : 2.65m x 3.37m**

A good sized double room with built-in wardrobes and an air conditioning unit for added comfort. A patio door opens directly onto the back garden area, creating a lovely private retreat. The room also benefits from its own private en-suite bathroom.

**Ensuite : 1.79m x 1.14m**

The suite includes a shower unit, WC and wash basin with vanity unit

**Utility room :**

The room is fitted with ample storage and a washing and drying machine

**Bedroom 2: 2.78m x 5.44m**

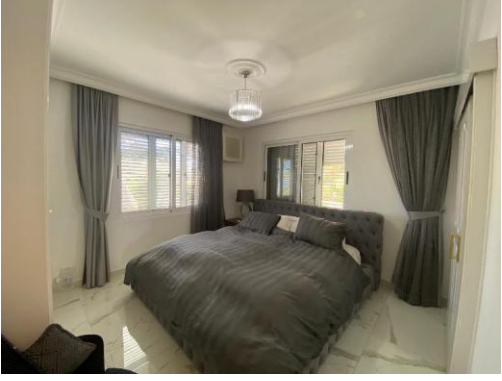
A generously sized room air conditioned room, complete with a built-in wardrobes . A patio door opens directly onto the garden area, providing easy outdoor access and natural light. The room also benefits from its own private en-suite bathroom.

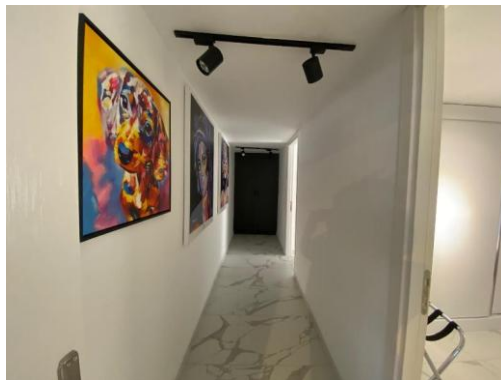
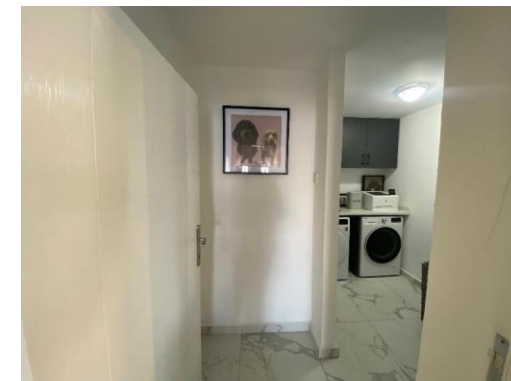
**Ensuite: 3.30m x 1.45m**

The suite includes a shower unit, WC and wash basin with vanity unit

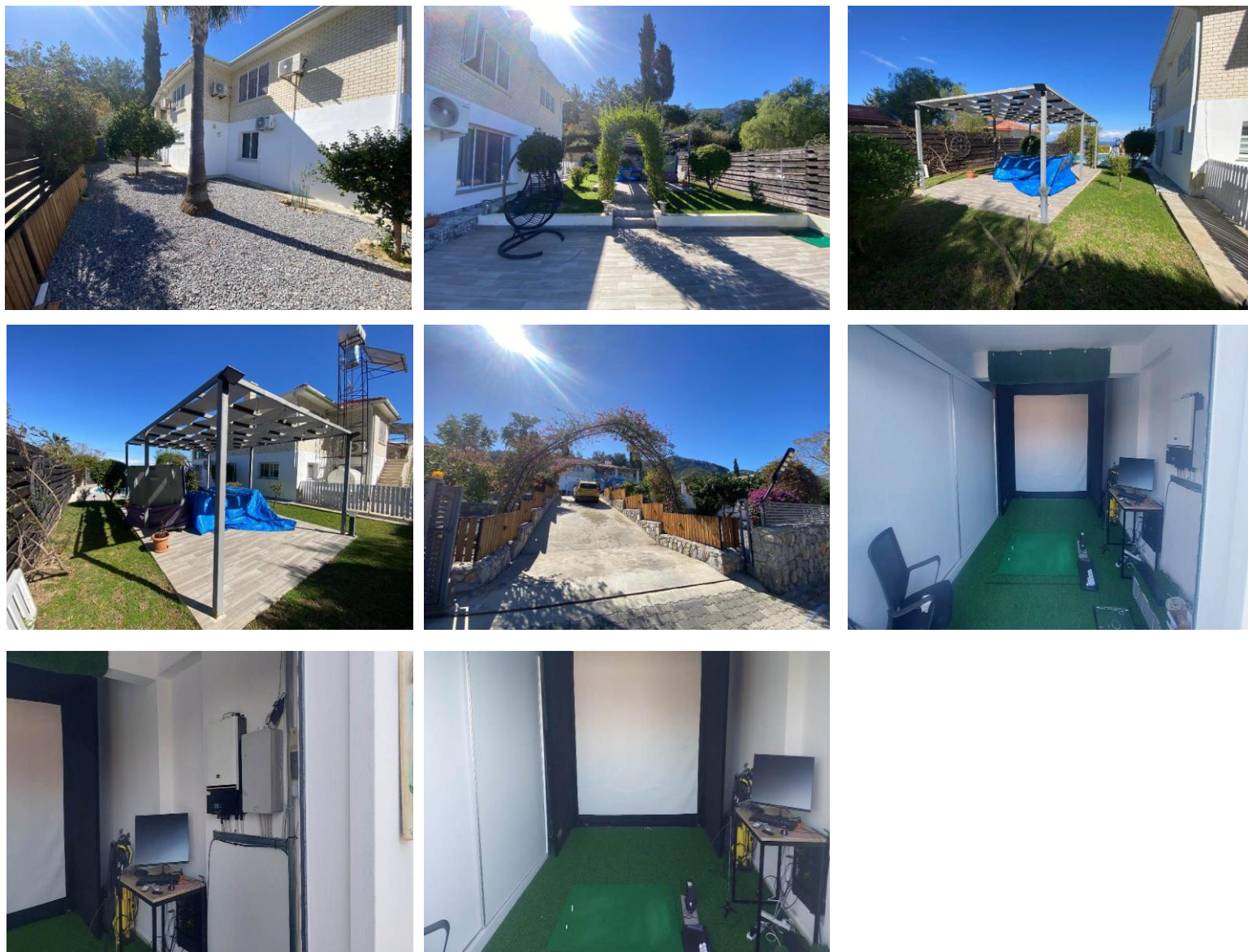
**The Gallery:**











### **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.

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