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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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BRAND NEW 4 BEDROOM 4 BATHROOM VILLA WITH STUNNING SEA VIEWS – CATALKOY



£550,000 + VAT

- **Individual exchange Title deed +VAT**
- Villa approx. 210m² and plot size 672m²
- Separate kitchen area
- 4 Bedrooms + 3 en-suite + 1 family bathroom
- Captivating sea and mountain Views
- Modern design and infrastructure
- Surrounded by a green belt, ensuring no future construction nearby
- Private swimming pool
- Ceramic flooring throughout
- Gated entry and private driveway

- Just 200–300 meters from the sea
- Opposite the popular Hurma Restaurant
- Korineum Golf & Country Club approx. 5 minute drive
- Fishing lake approx 200m from the property
- More amenities close by
- Kyrenia City Center approx. 20 minute drive
- Ercan airport approx. 50 min drive
- Larnaca Airport: 90 minute drive

This beautifully designed brand new 4 bedroom 4 bathroom villa is located in Catalkoy region. The property is surrounded by green belt ensuring no future construction nearby. This newly constructed home boasts a modern design, quality infrastructure and luxury features. Also including a spacious bright lounge which has an attractive high ceiling with arched windows. There are high class ceramic tiles throughout. The separate kitchen area is ultra-modern in design and has a utility room with plenty of cupboard space and a sink. Downstairs there is one bedroom and a family bathroom and

upstairs there are 3 double bedrooms and all with their own convenient en-suite bathrooms. One of the best features are the stunning views to enjoy from this property. Outside the villa you will find an inviting private pool with a lot of space for sunbathing and to enjoy the stunning view of the blue Mediterranean Sea in the near distance.

This stunning home is indeed a rare find and would make either a great private home or buy to let investment. **Ref No: HP3242**

ROOM DESCRIPTION

DOWNSTAIRS

Kitchen: 4.3 x 6.8m

Lovely large bright separate kitchen area with granite top and breakfast bar with plenty of cupboard space. There is a patio door that leads to the terrace just in front of the pool offering beautiful views.

Lounge: 5.0 x 6.0m

A lovely light room with high ceilings and arched windows. Access to the patio.

Utility Room: 1.5m x 3.0m

Located in a separate area close to the kitchen, this spacious utility room is fitted with sink and cupboards and has a door that leads to the side of the property

Bedroom 4 (downstairs): 2.7 x 3.1m

Double bedroom with one window

Family Bathroom (downstairs): 2.00x 3.00 m

Modern bathroom with shower, basin and WC

UPSTAIRS

Master Bedroom 4.2 x 5.0m

Double bedroom with fitted walk-in wardrobes and a patio door that leads to a spacious terrace with stunning views of the sea, mountain and the valuable lovely greenbelt surrounding

En-suite:

This stunning modern bathroom has a beautiful gold design and is fitted with a walk-in shower, basin and WC

Bedroom 2 3.6 x 3.6m

This second first floor double bedroom has fitted wardrobes and a patio door to a covered terrace with beautiful views of the sea

En-suite: 2.5m x 2.2m

Spacious and tastefully designed bathroom with modern fittings, with a walk-in shower, basin and WC

Bedroom 3 3.1 x 3.9m

This third double bedroom has a fitted wardrobe and a patio door to a terrace with views of the pool, mountain and sea.

En-suite: 1.9m x 1.9m

Modern bathroom with shower cubical, basin and WC

OUTDOOR GROUNDS

Lovely low maintenance garden with a large private pool measuring 4 x 8 with plenty of seating space for sunbathing. Benefiting from stunning views of the sea , mountains and countryside.

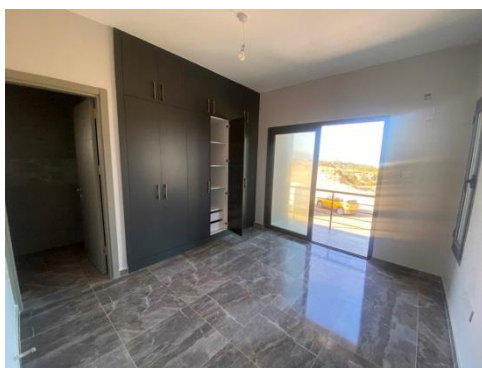
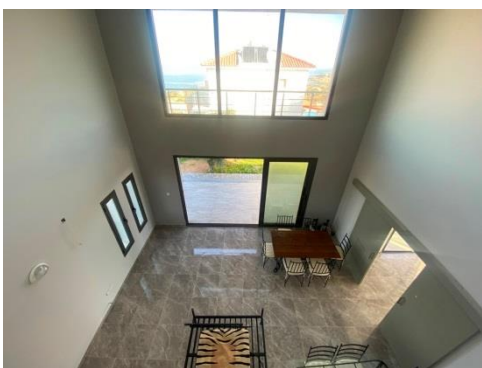
Rental potential:

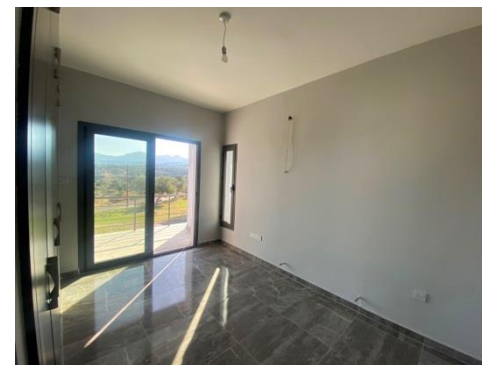
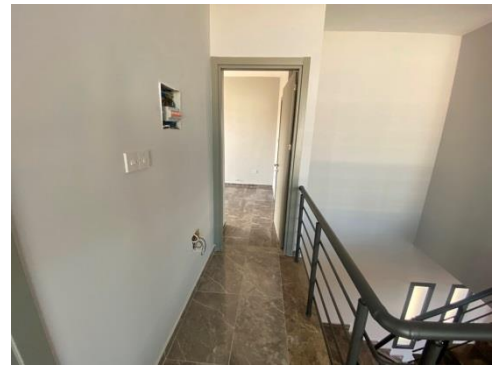
Approx. £200 per night short term holiday let

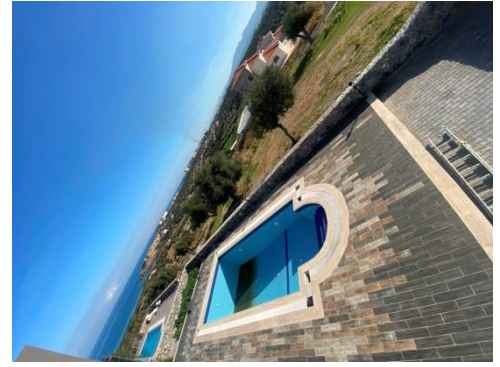
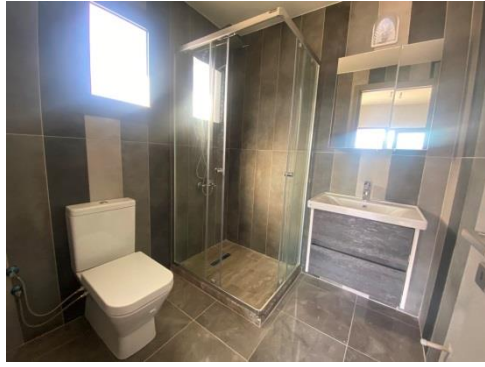
Long term approx. £1600 per month long term let

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

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