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TURN KEY 2 BEDROOM 1.5 BATHROOM SEMI DETACHED TOWN HOUSE WITH COMMUNAL POOL AND GARDEN IN CATALKOY, KYRENIA



£159,950

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| <ul style="list-style-type: none">• Individual title deed• Plot size 170m² / house 120m² (Estimated)• 2 double bedrooms upstairs + family bathroom• Cloakroom / open plan lounge and kitchen on the ground floor• Modern inverter air conditioning units throughout• Modern bathrooms, very well maintained property throughout• Majority of furniture and white goods included• Private car port and gated entry• Generous and private outside space• Stone BBQ and pergola• Communal swimming pool• Shutters and flyscreens throughout• Generator | <ul style="list-style-type: none">• Chamada Beach club within approx. 10 minute drive• Main road within approx. 7 minutes drive filled with restaurants, bars, cafes, shops, supermarkets and more.• Schools and universities close by• Pharmacy and hospital close by• Koreneum Golf and Beach club approx. 20 minute drive• Kyrenia Harbor, Castle and old town withing approx. 15 minute drive• Touristic features close by• Ercan airport within approx. 50 minute drive• Larnaca airport within approx. 90 minute drive |
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Reference HP3465 KF

Located within a small, family-friendly residence with a delightful communal swimming pool in the heart of Kyrenia's highly sought-after area of Çatalköy, we are proud to present this charming and exceptionally well-maintained two-bedroom semi-detached townhouse.

The property has been thoughtfully updated to provide comfortable modern living, featuring stylishly renovated bathrooms, inverter air conditioning units throughout, and the added convenience of a generator. Outside, the generous wraparound garden offers both covered and open seating areas, creating the perfect space for relaxing or entertaining. The property also benefits from a private covered carport and gated entrance.

Inside, the ground floor comprises a bright and airy open-plan lounge and kitchen, both enjoying direct access to the garden and patio. The lounge features double-glazed French doors that flood the room with natural light while allowing cooling breezes to flow through the home. A convenient guest cloakroom and a practical entrance foyer complete this level.

Upstairs, there are two spacious double bedrooms, both with built-in wardrobes. The master bedroom enjoys a Juliet balcony through sliding glass doors, while the second bedroom benefits from large double windows. A modern family bathroom with a walk-in shower completes the first floor.

Perfectly positioned in the heart of Kyrenia, the property is just minutes from an excellent selection of restaurants, cafés, bars, supermarkets, pharmacies, beach clubs and 5-star hotels. Schools, universities and hospitals are also within easy reach, making this an ideal location for permanent living as well as holiday use.

Combining a sought-after location, generous outdoor space and modern upgrades, this attractive townhouse would make an excellent permanent residence, holiday home or a fantastic buy-to-let investment.

Rooms and sizes:

Ground floor:

Lounge /kitchen 7.70m x 3.31m /25.3 ft × 10.9 ft

This spacious open-plan lounge and kitchen is fully fitted with air conditioning and a ceiling fan for year-round comfort. A large patio door with shutters opens onto the terrace, creating a seamless indoor-outdoor living space while providing added privacy and shade.

The modern fitted kitchen comes complete with a washing machine, fridge-freezer, oven, hob, and extractor fan. A separate door from the kitchen provides convenient access to the rear garden, making it ideal for outdoor dining or enjoying the additional garden space.

Cloakroom 1.0m x 2.04m /3.3 ft × 6.7 ft

This comes fitted with WC and a wash basin

First floor:

Bedroom 2: 3.38 m x 3.18 m/ 11.1 ft × 10.4 ft

Located upstairs, this bedroom comes complete with fitted wardrobes, two single beds, and air conditioning for year-round comfort. The room features windows with shutters overlooking the mountains and the garden, creating a bright and peaceful atmosphere.

Family Bathroom 2.30 m x 2.02 m/ 7.5 ft × 6.6 ft

This comes fitted with WC, wash basin and a shower with heated towel rails

Master Bedroom:3.37m x 4.38m/ 11.1 ft × 14.4 ft

This spacious master bedroom comes complete with a fitted wardrobe and air conditioning for year-round comfort. A patio door with shutters opens onto a Juliet balcony, offering beautiful views and allowing plenty of natural light to fill the room.

The complex:

A very well maintained complex with pretty plants, clear pathways and a generously sized communal swimming pool with sunbathing loungers.

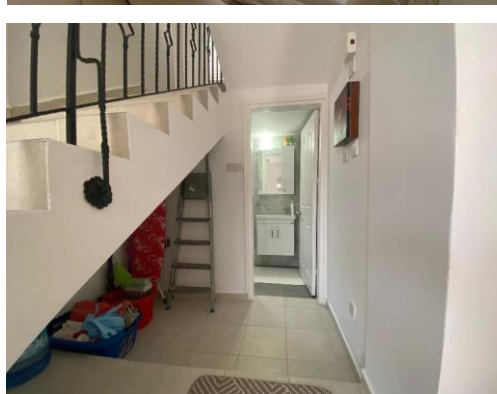
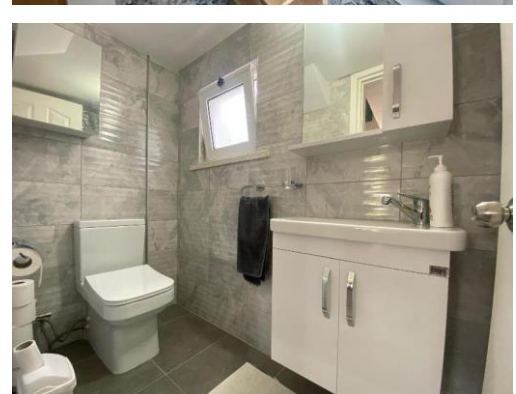
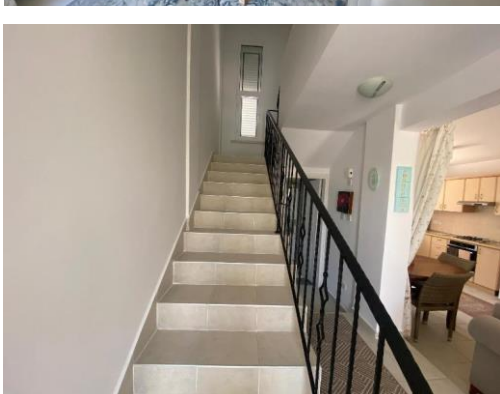
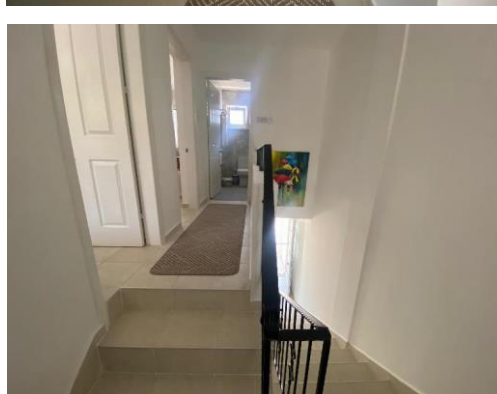
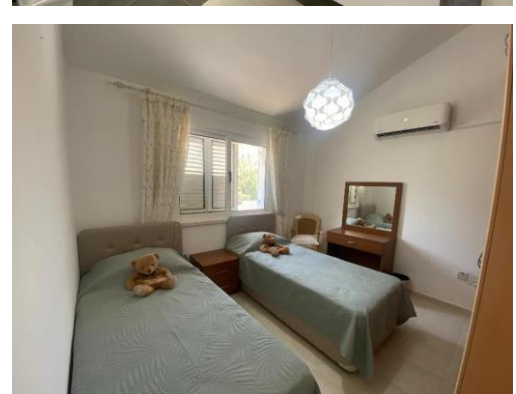
Maintenance fee £380 Annually

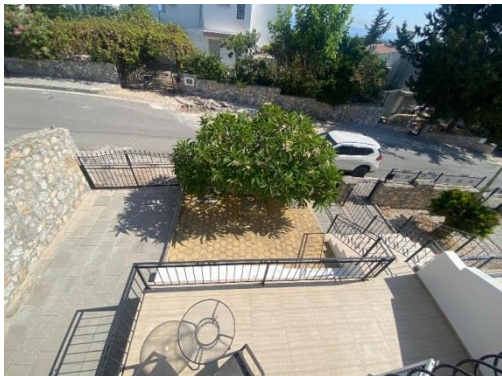
Rental potential:

Long term approx. £800 per month

Short term holiday approx. £70 per day

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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