

## Catalkoy

### Reduced To £299,000

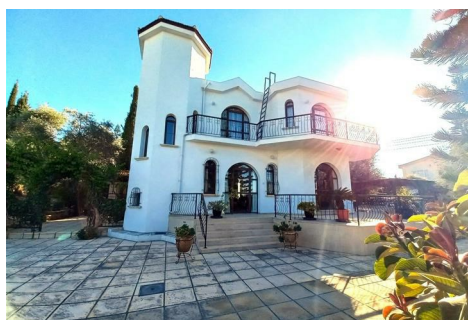
Fraser Properties Cyprus are pleased to offer this lovely 3 bedroom villa in the sought-after area of Catalkoy!

Sitting on a 930m2 plot this property comprises of 3 bedrooms (one with en-suite), guest w/c, family bathroom, a large open plan kitchen, lounge & dining area.

Outside, the low maintenance landscaped gardens include a variety of olive & fruit trees with an outdoor bar & covered seating area – perfect for relaxing & entertaining guests!

In addition: a 10x5m swimming pool, car port & garden shed with lots of terracing available all around the house.

VAT paid, full title deed in owners name, don't miss out!!!





Open Plan Kitchen, Lounge & Dining Area

32'4" x 26'6" (9.86 x 8.09)  
North, South, East & West facing window aspects with glass doors leading to terrace & pool area,  
fully fitted kitchen with black granite worktop,  
Arcelik washing machine, dishwasher, oven, hob, extractor fan &  
fridge freezer,  
air-conditioning unit, cast iron log fireplace, water fountain.

Master Bedroom with Ensuite & Walk-in Wardrobe

13'3" x 17'6" (4.06 x 5.35)  
North & West facing window aspects with glass doors leading to terrace with stunning sea views,  
Airfel inverter air-conditioning unit, walk-in wardrobe.  
Ensuite: West facing window aspect, walk-in shower, toilet unit,  
pedestal basin, wall mounted mirror.

Bedroom 2

8'7" x 13'5" (2.63 x 4.10)  
South & West facing window aspects, Airfel inverter air-conditioning unit,  
fitted wardrobes, glass door leading to private terrace.

Bedroom 3

13'5" x 8'7" (4.09 x 2.63)  
South & West facing window aspects, fitted wardrobe,  
Airfel inverter air-conditioning unit, glass doors leading to private terrace.

Guest W/C

7'11" x 3'7" (2.42 x 1.11)  
Marble top vanity basin with cupboard, wall mounted mirror,  
toilet unit.

Staircase/Landing

21'0" x 10'4" (6.42 x 3.16)  
North facing glass doors leading to upper terrace,  
storage cupboard, access to 3 bedrooms & family bathroom.

Family Bathroom

11'0" x 8'6" (3.36 x 2.61)  
South facing window aspect, large bathtub, toilet unit,  
pedestal basin, wall mounted mirror.

Garden & Pool Area

Beautiful landscaped gardens with a variety of trees & shrubs,  
Outdoor bar with covered seating area, single carport, garden shed.  
10x5m swimming pool, plenty of terracing available, ideal for  
relaxing & entertaining guests.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		