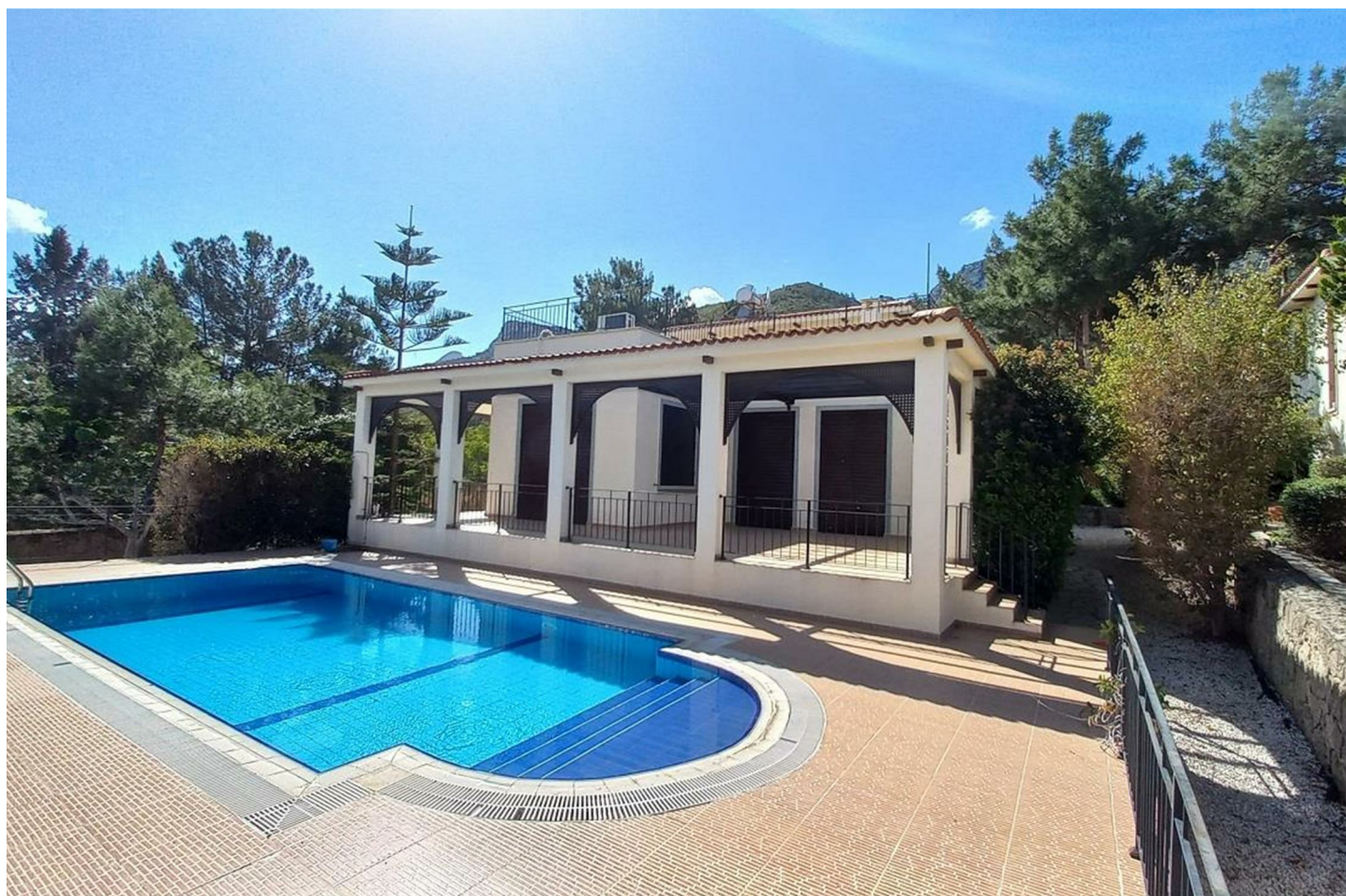




Catalkoy

Price £399,000

Fraser Properties Cyprus is pleased to offer this 3 bedroom villa in Catalkoy with a pre-74 Turkish Title deed!

The property offers a spacious and modern layout featuring 2 bedrooms downstairs and a master bedroom upstairs, complete with an en-suite and a large private balcony.

The open-plan design includes a kitchen, lounge, and dining area, creating a bright and welcoming space with a feature gas fireplace.

Additional amenities include a utility room, guest bathroom, and a large terrace ideal for outdoor living with stunning sea and mountain views!

Located on a no through road the property also boasts an 8x4m swimming pool, carport and central heating for added comfort.

Title deed in owners name - KDV all paid!



Dining Area

11'5" x 14'9" (3.5 x 4.5)

North facing sliding door leading to terrace overlooking pool.
West facing window, Fuji Cool inverter air-conditioning unit,
ceiling fan with light.

Kitchen & Living Area

35'4" x 15'10" (10.77 x 4.84)

North facing double sliding doors leading to large terrace,
West & East facing windows, ceiling fan with light,
Delonghi air-conditioning unit, gas powered fireplace,
Arcelik Fridge Freezer, Zanussi integrated dishwasher,
Franke microwave, hob & extractor, granite worktop.

Family Bathroom

9'0" x 6'9" (2.76 x 2.07)

West facing window, heated towel rail,
walk-in shower, pedestal basin, toilet unit, walk-in shower.

Bedroom 3 (Downstairs)

13'0" x 10'10" (3.98 x 3.32)

South & West facing window aspect, Delonghi air-conditioning
unit,
Large built in wardrobe, ceiling fan & light.

Bedroom 2 (Downstairs)

10'11" x 13'6" (3.35 x 4.14)

South & East facing windows, ceiling fan & light,
Delonghi air-conditioning unit, large built-in wardrobe.

Utility/Storage Room

5'10" x 3'0" (1.80 x 0.93)

North facing window aspect, washing machine & tumble dryer.

Master Bedroom

11'1" x 16'8" (3.39 x 5.09)

North facing sliding doors leading to large terrace,
South facing sliding doors leading to small terrace,
Additional walk in wardrobe (4.51m2),
LG inverter air-conditioning unit and ceiling fan.

Swimming Pool

26'2" x 13'1" (8 x 4m)

8x4m Swimming Pool with Roman End,
Surrounded by lots of terracing - perfect for sunbathing.

Garden Area

2755'10"6'6" (840m2)

Low maintenance landscaped gardens with car port,
Lots of terracing for relaxing and entertaining,
Variety of trees and shrub, 8x4m Swimming Pool.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		