



Catalkoy

Price £3,100,000

Open plan LA style residence with a touch of eastern promise. Absolutely unique property offering unrivalled quality and bespoke finishes set in 4 donums of land. Incredible views towards Kyrenia, Bellapais Abbey and the mountains. Covering a floor space of 840m² with 4 large bedrooms, 8 bathrooms, movie theatre, sports bar, several reception areas, viewing tower with bar, outside cabana, large pool, staff kitchen/apartment, 3 garages, tennis court and parking for numerous cars. A superb party house with large swathes of style.



ENTRANCE /OVERVIEW

Luxury finish built to the highest standards. Covering 850m2 of net area, situated in 4 donums of landscaped gardens with panoramic views towards Kyrenia. Tennis court, large pool, triple garage, central heating and cooling system, back up generator, 4 bedrooms, 10 bathrooms, maids kitchen/studio apartment. The property is being sold furnished.

ENTRANCE

Domed ceiling with gold leaf, hand painted features.
Bespoke glass and iron entry door.

STAIRCASE/VIEWING TOWER

Extremely grand spiral staircase leading to upper floor bar area and viewing terrace.

OPEN PLAN RECEPTION

26'3" x 90'11" (7.99 x 27.70)
Marble flooring. Floor to ceiling windows with breathtaking views. Central heating and cooling system. Dome features with gold leaf. Light airy and open plan. Custom made furniture.

KITCHEN 1

39'3"8"6"7" (1202)
Custom made kitchen with garnite work surfaces, center island, luxury appliances

KITCHEN 2

Picture Aspect.
Lower floor contains a service kitchen

DINING AREA

Situated to the north of the kitchen area with fabulous views of the sea and Kyrenia. Dining area which seats 14 with over head lighting and access to outside terrace.

MOVIE/TV ROOM

16'0" x 18'6" (4.87 x 5.64)
Cinema room with mahogany border.70'inch television screen, semi circular viewing sofa.

SPORTS BAR

24'0" x 21'2" (7.32 x 6.45)
Custom made mahogany sports bar, with granite worktops and numerous cabinets, built in ice makers great for winter entertaining, granite work tops, 40'inch plasma. Ceiling fan.

STUDY /OFFICE

19'2" x 24'6" (5.84 x 7.47)
Mahogany panelled office including staff work stations and seperate entrance. Ceiling fan, central sound system.

GUEST CLOAKROOM

7'6" x 9'5" (2.28 x 2.86)
Black grantie countertops, wc, sink, porcelanosa imported floor and wall tiles in black. Gold accessories.

OPEN ENTERTAINING AREA

Potential to use for conferences or concerts. Large open hallway with glass chandeliers, marble flooring and Domed ceiling with painted design & gold leaf detail

MASTERBEDROOM

22'4" x 22'8" (6.81 x 6.92)
Sitting Area:Futher 4 x 6m2
Two walk in closets
Access to pool and garden terraces
Panoramic views of the mountains, sea and kyrenia

MASTER EN-SUITE

Substantial and luxurious bathroom suite for two. His and hers areas vanities with marble tops, jacuzzi bath tub, large marble based shower with glass surround ornate wall mirrors.

MASTER ASPECT

MASTER ASPECT 2

BEDROOM 2

7'7" x 19'9" (2.31 x 6.01)
Ceiling fan. Wardrobes.

EN-SUITE 2

5'1" x 13'11" (1.56 x 4.24)
bespoke vanity unit with marble top & overhead mirror, wc, marble based shower with glass surround.

BEDROOM 3

11'11" x 15'5" (3.64 x 4.70)
Ceiling Fan, built in closet, hand crafted headboard, glass and iron night stands.

ENSUITE 3

11'11" x 10'4" (3.62 x 3.16)
Hand made vanity with marble counter with polished nikel sink faucet, wc and jacuzzi bath with overhead shower & glass screen.

BEDROOM 4

12'0" x 16'8" (3.67 x 5.08)
Ceiling fan, built in hand carved closet with sapce for a TV. Imported handmade 4 poster, wrought iron and glass bedside tables and gold drapes.

EN-SUITE 4

13'4" x 13'2" (4.06 x 4.01)
Hand made vanity with marble counter with polished nikel sink faucet, wc and jacuzzi bath with overhead shower & glass screen.

MAIDS KITCHEN/STUDIO APARTM

Extensive built in kitchen cupboards, full white goods and working kitchen for entertaining preparation. Small bathroom. AC.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		