



## Catalkoy

**Reduced To £349,950**

Fraser Properties Cyprus are pleased to offer this beautifully maintained 3-bedroom villa located in a peaceful area of Çatalköy offering the perfect combination of comfort, space, and stunning natural surroundings.

Set on a large private plot, the property boasts breathtaking sea & mountain views, a 10 x 5 metre swimming pool and mature landscaped gardens that create a sense of privacy and tranquility.

Inside, the villa features a spacious living room with a feature marble fireplace, opening onto a part-covered terrace complete with a ceiling fan - ideal for outdoor dining or relaxing while taking in the views. The fully fitted kitchen is well laid out and functional with granite worktop, offering ample space for cooking and entertaining. With travertine

Entrance/Hallway

14'1" x 6'1" (4.31 x 1.87)  
South facing front door entrance, hallway cupboard with mirror,  
access to lounge, kitchen, staircase & guest WC.

Lounge

14'6" x 24'10" (4.43 x 7.58)  
North, South & West facing window aspects,  
sliding glass doors leading to pool area & covered terrace,  
Feature marble fireplace with integrated cast iron log burner,  
Toros air-conditioning unit, ceiling fan with light.

Kitchen

16'11" x 14'3" (5.17 x 4.36)  
North, West & East facing window aspects with sliding doors leading to covered terrace & pool area.  
Fully fitted kitchen with black granite worktop, oven, hob, extractor fan, fridge freezer, dishwasher, drinking water filtration system, Demir Dokum air-conditioning unit.

Guest WC & Wet Room

10'2" x 8'8" (3.1 x 2.65)  
East facing window aspect, walk-in shower, toilet unit basin,  
wall mounted mirror, heated towel rail, Bosch washing machine,  
utility cupboard.

Staircase

10'4" x 6'9" (3.17 x 2.07)  
Travertine marble staircase with wrought iron hand-rail,  
East facing window aspect.

Landing

13'3" x 4'1" (4.06 x 1.25)  
Access to 3 bedrooms & family bathroom.

Master Bedroom with En-Suite

19'9" x 14'2" (6.04 x 4.34)  
North & West facing sliding doors leading to private terrace,  
fabulous sea & mountain views, large fitted wardrobe,  
Toros air-conditioning unit, ceiling fan & light.  
En-Suite: Walk-in shower, toilet unit, basin & wall mounted vanity cupboard,  
heated towel rail, South facing window aspect, utility cupboard.

Bedroom 2

12'2" x 11'5" (3.71 x 3.50)  
North & East facing window aspects with sliding doors leading to private balcony,  
lovely sea & mountain views, fitted wardrobe, Toros air-conditioning unit.

Bedroom 3

10'11" x 11'5" (3.34 x 3.48)  
South & East facing window aspect with sliding doors leading to private balcony,  
Toros air-conditioning unit, large fitted wardrobe.

Family Bathroom

5'9" x 7'3" (1.76 x 2.22)  
East facing window aspect, walk-in shower, basin, wall mounted mirror,  
utility cupboard, toilet unit, heated towel rail.

Garden

2526'2"6'6" (770m2)  
Large garden with landscaped gardens, 10x5m swimming pool,  
covered terrace & seating areas, garden shed, private driveway with double carport.

Swimming Pool

32'9" x 16'4" (10 x 5 )  
Private overflow swimming pool with Roman end, lots of terracing - ideal for sunbathing & relaxation.

