



## Catalkoy

Price **£279,000**

Fraser Properties Cyprus are delighted to present this beautiful 3-bedroom house for sale in Catalkoy, perfectly positioned on a quiet cul-de-sac just a 10-minute walk from Chamada Beach Club and Shayna Beach Club.

Set on a plot of just over 500m<sup>2</sup>, the property features low-maintenance landscaped gardens with plenty of space to add a private pool if desired. Inside, you'll find a bright open-plan kitchen and lounge area, complete with a brand-new fully fitted kitchen and new inverter air-conditioning units in the lounge and master bedroom.

This well-presented home offers excellent investment potential and would make a wonderful holiday retreat or permanent residence. All VAT has been paid, and the title deed is in the owner's name — ready for an easy, secure transfer.

A fantastic opportunity to own a quality home in one of Catalkoy's most desirable locations.

### Master Bedroom

15'0" x 11'7" (4.58m x 3.55m)  
North facing window aspect, Inverter Air-conditioning unit,  
East facing door leading to private terrace with lovely sea views.

### Bedroom 2

11'1" x 12'8" (3.40 x 3.88)  
North & West facing window aspects,  
Air-Conditioning Unit, Fitted Wardrobe.

### Bedroom 3

8'1" x 11'7" (2.47 x 3.55)  
South & East facing window aspect, fitted wardrobe.

### Staircase/Landing

6'2" x 12'0" (1.88 x 3.68)  
Pinewood staircase & handrail,  
access to rooftop terrace.

### Family Bathroom

6'9" x 10'0" (2.08 x 3.05)  
West facing window aspect, walk-in shower, toilet unit,  
vanity basin & cupboard, wall mounted mirror & cupboard.

### Kitchen & Lounge

23'3" x 23'11" (7.11 x 7.31)  
West facing main entrance, South, East & West facing window aspects,  
Sliding glass doors leading to covered terrace,  
brand new fully fitted kitchen,  
Arcelik washing machine, dishwasher, Siemens oven & hob, Beko extractor fan,  
Beko fridge freezer, Inverter air-conditioning unit, ceiling light & fan.

### Guest W/C

4'8" x 4'9" (1.43 x 1.46)  
South facing window aspect, toilet unit,  
basin & wall mounted mirror.

### Garden

Low maintenance landscaped gardens, large storage shed,  
two separate terraces offering plenty of room for alfresco dining,  
Variety of fruit trees & shrubs, well maintained hedges for added privacy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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