



Catalkoy

Reduced To £249,995

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 500m², 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) 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		