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Catalkoy

Price £399,999

Fraser Properties Cyprus are pleased to offer this unique 5-bedroom villa in Çatalköy offers stunning panoramic views of the Mediterranean and is designed as two fully self-contained residences.

The upper level features 3 bedrooms, a spacious lounge with a beautiful stone fireplace, a fully fitted kitchen, and a large sea-facing terrace. The ground floor offers an additional 2 bedrooms, its own kitchen, and separate living space—ideal for extended family or rental income.

Outside, enjoy a bespoke swimming pool, hot tub/jacuzzi, low-maintenance landscaped gardens, and extensive terracing perfect for outdoor living. The property also includes a private driveway, garage, air-conditioning throughout and a 5kW solar panel system with backup storage batteries for energy efficiency.

A rare opportunity to own a versatile home in a sought-after location - don't miss out!

Fraser Meridies Estates Ltd.
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Lounge
24'8" x 12'4" (7.54 x 3.76)
North & West facing window aspects, North facing main entrance,
Access to large covered terrace with stunning sea views,
feature stone fireplace with integrated log burner, inverter air-conditioning unit.

Kitchen & Dining Area
24'6" x 15'8" (7.48 x 4.78)
South, West & East facing window aspects, Fujicool standing air-conditioning unit,
Fully fitted kitchen with white quartz worktop & island, Beko fridge freezer,
Samsung 4 ring induction hob, oven, dishwasher, washing machine, microwave.

Hallway
13'0" x 3'10" (3.97 x 1.17)
Access to 3 Bedrooms & family bathroom.

Family Bathroom
5'5" x 8'9" (1.66 x 2.69)
Toilet unit, vanity basin & cupboard, walk-in shower.

Master Bedroom with En-Suite
11'8" x 12'7" (3.57 x 3.86)
South & East facing window aspects, fitted wardrobe, air-conditioning unit.
En-Suite: Toilet unit, vanity basin, wall mounted cupboard with mirror, walk-in shower.

Bedroom 2
11'0" x 9'3" (3.37 x 2.84)
East facing window aspect, air-conditioning unit, fitted wardrobe.

Bedroom 3
14'8" x 9'7" (4.49 x 2.94)
North facing window aspect, fitted wardrobe, air-conditioning unit.

Lower Lounge, Kitchen & Dining Area
24'7" x 32'3" (7.50 x 9.84)
North, South and West facing window aspects fully fitted modern kitchen with white Quartz worktop,
Bosch fridge freezer, oven, microwave, 4 ring induction hob, integrated dishwasher, extractor,
center island & cupboards, inverter air-conditioning unit.

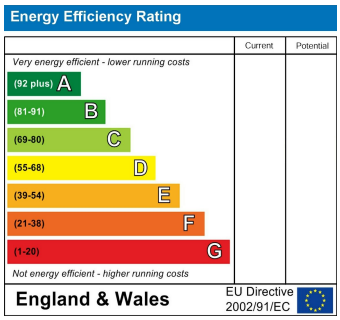
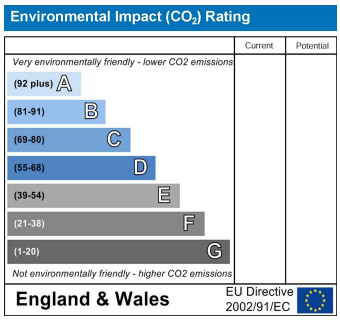
Utility Room
8'5" x 8'7" (2.57 x 2.63)
Utility cupboards, LG washing machine & tumble dryer.

Lower Bedroom 1 with En-suite
13'3" x 18'5" (4.05 x 5.62)
South facing window aspect, inverter air-conditioning unit, fitted wardrobe,
En-suite: Walk-in shower, toilet unit, vanity basin.

Lower Bedroom 2 with En-suite
10'11" x 18'5" (3.35 x 5.62)
South facing window aspect, fitted wardrobe, inverter air-conditioning unit,
En-suite: walk-in shower, toilet, vanity basin & cupboard.

Hallway
3'10" x 18'5" (1.19 x 5.62)
Storage cupboard & access to both bedrooms.

Garden Area
Beautiful low maintenance landscaped gardens with a variety of trees & shrubs,
bespoke swimming pool, jacuzzi/hot tub, separate covered seating area,
driveway to fit up to 5 cars, automatic security gates.

Garage
17'3" x 11'10" (5.27 x 3.61)
Automatic door, air-conditioning unit, storage cupboard.

Swimming Pool
Large bespoke overflow pool with lots of terracing surrounding, perfect for sunbathing & relaxing.