



Catalkoy

Price £450,000

Fraser Properties Cyprus are pleased to offer this charming 2-Bed traditional home with a 2 bedroom guest annex located in the heart of Çatalköy.

This well-maintained traditional property blends Cypriot charm with modern comfort and comes with valuable Pre-74 British Title Deed. Set on a generous 1068m² plot it offers over 200m² of covered living space in a peaceful yet central location, just minutes from village amenities and the Mediterranean coast.

Main Residence:

The main home includes two comfortable en-suite bedrooms and showcases traditional features such as beamed ceilings and warm architectural details. A bright and spacious living area opens onto the landscaped gardens and terraces, while the fully fitted kitchen combines rustic character with modern practicality.

Entrance Hallway

9'7" x 23'10" (2.94 x 7.28)
West facing double door main entrance, East facing glass doors leading to covered terrace & garden area, feature pine beam ceiling.

Lounge

24'9" x 12'11" (7.55 x 3.95)
East facing glass door leading to covered terrace & garden area,
North & West facing window aspect, arched feature, beamed ceiling.

Snug Room

9'9" x 14'1" (2.99 x 4.31)
South & East facing window aspects, feature cast iron log burner,
arced access leading to dining area.

Kitchen

24'6" x 10'4" (7.47 x 3.16)
North facing garden door & East facing glass door leading to covered terrace,
fully fitted pine wood kitchen, hob, extractor, Arcelik oven, Blomberg fridge freezer, dishwasher, Inverter air-conditioning unit.

Master Bedroom with En-Suite

31'7" x 10'8" (9.65 x 3.26)
East facing glass door aspect leading to covered terrace with stunning sea & mountain views!
South facing window aspect, large fitted wardrobes, pine beamed ceiling, Arcelik inverter air-conditioning unit.
En-Suite: Walk-in shower, toilet unit, vanity basin & cupboard, wall mounted mirror & wall heater.

Bedroom 2 with En-Suite

20'7" x 12'1" (6.29 x 3.69)
East facing glass door aspect with access to covered terrace,
stunning sea & mountain views, North facing window aspect,
fitted wardrobes, Arcelik inverter air-conditioning unit.
En-Suite: Walk-in shower, vanity basin & cupboard, toilet unit, wall mounted mirror.

Guest WC / Wet Room

9'11" x 3'1" (3.04 x 0.96)
Pedestal Basin, walk-in shower, toilet unit.

Corridor

11'6" x 9'9" (3.53 x 2.98)
Large fitted storage cupboard, access to staircase lounge & kitchen.

Staircase/Landing

14'1" x 12'7" (4.31 x 3.84)
West facing window aspect, Cypriot marble staircase,
wooden handrail, large fitted storage cupboard.

Garden Area

Low maintenance landscaped gardens, garage & workshop,
large driveway, heated plunge pool, water well and a variety of trees & shrubs.
1068m2 plot size, amazing sea & mountain views.

Garage/Workshop

11'8" x 22'2" (3.56 x 6.76)
Single car garage & workshop, ideal for storage & parking.

Annex Accomodation

Pinewood separate annex comprising of 2 rooms which can be used as an office, bedroom or workshop,
2 guest bathrooms - stone bath & walk-in shower, separate pool room walk-in shower & toilet.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		