



## Four Bedroom Villa in Catalkoy

Catalkoy, Kyrenia East, North Cyprus

- Property Ref: 1744
- Private swimming pool.
- Sea and mountain views.
- Several types of villas with 4 or 5 bathrooms.
- Rich facilities on the site. A closed community.
- A hiking trail and an organic garden.

**£698,700**



230 m<sup>2</sup> to 373 m<sup>2</sup>



4 Bedrooms



4 Bathrooms



13 Months  
Instalments



July 2026  
Completion





# Four Bedroom Villa in Catalkoy

## Exterior Images





# Four Bedroom Villa in Catalkoy

## Interior Images



# Four Bedroom Villa in Catalkoy

## Floor Plan

### TYPE A

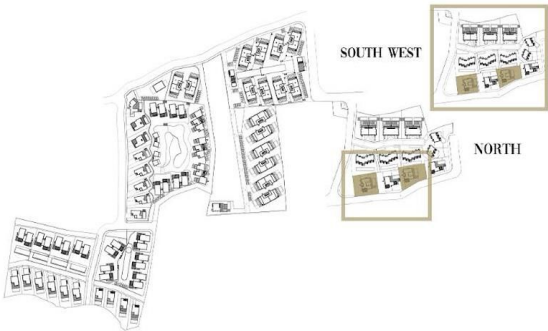
#### VILLA

4 BEDROOM - PRIVATE POOL VILLA

**UNIT A1-A2**

SUITE AREA	237.9M <sup>2</sup>
BALCONY AREA	110.93M <sup>2</sup>
POOL AREA	32M <sup>2</sup>

UNIT A1	UNIT A2
LAND AREA • 611 M <sup>2</sup>	LAND AREA • 828 M <sup>2</sup>



GROUND FLOOR



FIRST FLOOR





# Facilities



Cafe



Children's Playground



Concierge Service



Gardens (Landspaced)



Hiking Paths



Hobby Gardens



Onsite Management



Pool (Outdoor)



Restaurant



Sauna



Shuttle Service



Spa



Tennis



Yoga





# Site Plan

Catalkoy, Kyrenia East, North Cyprus





# Project Location

The project is located in the Catalkoy area.



Hiking Trails	2 mins	Chamada Beach Club	8 mins
Restaurants and Bars	3 mins	Kyrenia	12 mins
Primary School	4 mins	Korineum Golf Course	19 mins
Sea	7 mins	Ercan Airport	50 mins
Acapulco Resort Convention SPA Hotel	8 mins	Larnaca Airport	70 mins





# About the Project

## An Elevated Living Experience with Panoramic Horizons

This exclusive real estate development brings together modern luxury and natural beauty, crafted to elevate daily living. Strategically positioned to embrace sweeping vistas, each residence boasts expansive interiors, high-quality finishes, and carefully designed layouts.

The development's rich array of facilities is designed to provide residents with everything needed for a balanced lifestyle. Relax by the resort-style swimming pool, stay active in the state-of-the-art fitness center, or unwind in the spa facilities that include a sauna and steam room. For outdoor enthusiasts, landscaped walking paths and dedicated relaxation zones provide the perfect escape within the property.

Families will appreciate the children's play areas and kid-friendly pools, while convenient amenities such as covered parking, 24/7 security, and a professional maintenance team ensure peace of mind. This development is more than a residence—it's a community that offers modern comfort, recreation, and a seamless connection to nature, making it ideal for both a primary residence and an investment opportunity.

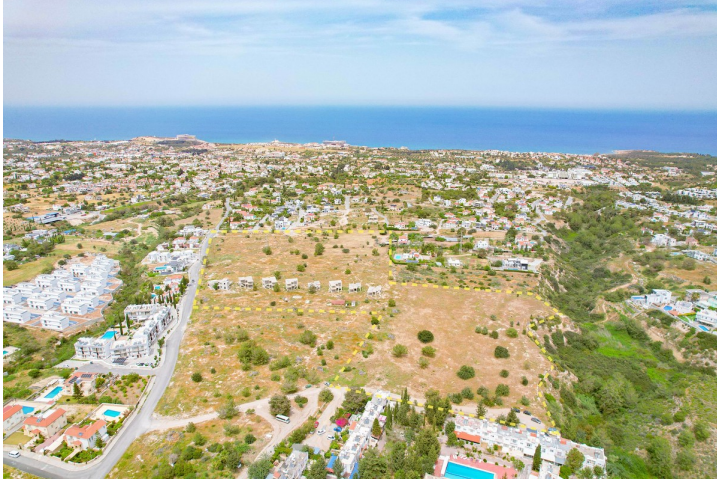




# Four Bedroom Villa in Catalkoy

Construction Status

April 2025



March 2025



# Payment Plan For This Property Type

## Property Info

Type	No
4 Bedroom Villa	108
Block	Floor
J3	0
Interior	Balcony Terrace
212.00 m <sup>2</sup>	18.00 m <sup>2</sup>
Total Living Space	Plot
230.00 m <sup>2</sup>	560.00 m <sup>2</sup>
Private Pool	
32.00 m <sup>2</sup>	





# Payment Plan For This Property Type

## Payment Plan

Current Date	Start Date	Delivery Date	Price	Initial Payment Amount
May 2025	January 2025	July 2026	£698,700	£244,545 <span>35%</span>

65% of the installment payment plan

1. Installment June 2025	£34,935
2. Installment July 2025	£34,935
3. Installment August 2025	£34,935
4. Installment September 2025	£34,935
5. Installment October 2025	£34,935
6. Installment November 2025	£34,935
7. Installment December 2025	£34,935
8. Installment January 2026	£34,935
9. Installment February 2026	£34,935
10. Installment March 2026	£34,935
11. Installment April 2026	£34,935
12. Installment May 2026	£34,935
13. Installment June 2026	£34,935

