

## THREE BEDROOM VILLA WITH POOL

# Heart of Catalkoy Village This exceptional property in **Catalkoy Village** features a variety of **modern amenities** and renovations completed in **2023**. Below is a detailed overview of its specifications and features:

## Key Features ### Renovations and Systems - **New Kuzeymak water heating system** (2023) - **Full electrical rewire** (2023) - **New plumbing throughout** (2023) - **Complete renovation** internally and externally (2023) ### Water and Heating - **2x 2 tonne water storage tanks** - **Automatic gas boiler** for hot water in the winter - **New Samsung inverter air conditioners** throughout (2023) ### Outdoor Amenities - **8x4 swimming pool** - **New pump and swimming pool filters** - **Large courtyard-style garden**, completely secure and private - **BBQ/outdoor kitchen area** with hot and cold running water - **Outdoor private shower** with hot and cold running water ### Living Space - **3 bedrooms** including: - **1 en-suite** - **1 walk-in wardrobe** - **2 bathrooms** including: - **1 bath** - **2 showers** - **Large covered terrace** ### Additional Features - **Workshop/garage** with electric remote access door - **Fly screens fitted** throughout the property - **High-quality cosmos aluminium doors and windows** fitted with double glazed glass ### Land and Area - **Village centre location** - **Exchange land** - **469.26 m<sup>2</sup>; plot size** - **200 m<sup>2</sup>; closed area** ### Quality and Security - **High-quality materials** used throughout the property - Completely **secure and private garden area** This property represents a perfect blend of **modern conveniences** and the **charming atmosphere** of village life, making it an ideal choice for comfortable living in **Catalkoy**. Whether you're seeking a serene retreat or a vibrant community, this home has it all!

















