

# New large-scale resort complex on the seashore in Morphou Bay in the Guzelyurt region (036157)



**87 413 € - 273 494 €**

**🏠 Floor area**      **50 m<sup>2</sup> - 70 m<sup>2</sup>**

**🏠 Number of rooms**      **Studio**  
**1 bedroom**

**🪑 Furnitures**      **Partly**

**🌊 To the beach:**      **m**

**📍 Location:**      **North Cyprus, Guzelyurt**

 To the airport:    **km**

 To the city  
centre:                    **km**

## Options

- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Outdoor parking
- ✓ 0% installment
- ✓ Security
- ✓ Beachfront
- ✓ Elevator
- ✓ Playground
- ✓ Generator

## Description

**A new large-scale resort complex located on the seashore in Morphou Bay in the Guzelyurt region of Northern Cyprus.**

Indeed, it has an ideal location, in a sparsely populated, environmentally flawless place, which is one of the reasons why many who want to buy property in Cyprus decide to buy it here.

The complex is located right next to a beautiful sandy beach, a short walk from the center of Gaziveren.

Gaziveren is a picturesque town in the northern part of the island, where you will find many shops, cafes and restaurants.

You can also buy everything you need for your daily needs in the nearby town of Lefke.

This premium project includes 3 16-storey bright apartment buildings with apartments of various layouts and spacious terraces.

All apartments are built with high quality materials and are well laid out.

The complex has an impressive leisure area with 4 large swimming pools and a beautiful garden, spacious sun areas with sun loungers, as well as a restaurant and a cozy bar.

It offers breathtaking views of the Mediterranean Sea.

An ideal place to enjoy a cocktail or coffee. The complex also has a fitness center and water sports club.

### **Unique solutions:**

- Panoramic pool surrounding the houses, with access to the pool from the terraces of the first floors
- The Avenue of Stars, inspired by the world-famous alley in the American city that gave its name, for the already planned visits of world celebrities and people who were first in their field, holders of the highest achievements
- Direct access to the beach directly from the complex
- Closed parking space for each apartment
- A real greenhouse for the owners' own garden (own plot with beds under the window!)
- Direct access to private beach

### **Infrastructure and amenities:**

- SPA
- Sauna and hammam
- Gym
- Outdoor swimming pools with relaxation areas
- Children's swimming pool
- Indoor heated pool
- Fitness center: exercise machines, Pilates
- Sauna
- Beach restaurant and bar
- BBQ area
- Playground

- Open parking lots
- Equipped beach strip
- Fun on the beach
- Kitesurfing
- Windsurfing
- Taxi service
- Concierge service
- Management Company
- Laundry service

In total, there are more than 35 infrastructure elements that provide solutions to any issues that arise during your stay in these apartments.

Near Girne and Nicosia there is a new promising area with approved government programs for the construction of roads and an embankment.

An Israeli medical center with a full range of services from routine specialist examinations to invasive interventions, cardiology, pediatric departments, chemotherapy department and a plastic surgery clinic with the latest advances in laser technology and telemedicine.

#### **Plans for sale:**

- **Ground STUDIO** with swimming pool net area 30 m2, gross 50 m2 63,400 €
- **1+1 ground** with pool net area 45 m2, gross 65-70 m2 86,400 €
- **Studios 1st and 2nd floor** area 30 m2, gross 50 m2 56,500 €
- **1+1 ground studios 1st and 2nd floor** net area 45 m2, gross 65-70 m2 79,200 €

#### **Payment plan:**

- booking 2300 €
- down payment 35%
- 0% installment plan until completion of construction

Start of construction: January 2024

Completion of construction: June 2026

**Information updated: 11.02.2025**

# Photo gallery



