








# Start of sales! Apartments in a residential complex in the Tatlysu area (008406)



125 876 € - 396 271 €

 Floor area	<b>58 m<sup>2</sup> - 185 m<sup>2</sup></b>
 Number of rooms	<b>Studio</b>
	<b>1 bedroom</b>
	<b>2 bedrooms</b>
 Furnitures	<b>Partly</b>
 To the beach:	<b>350 m</b>
 Location:	<b>North Cyprus</b>
 To the airport:	<b>55 km</b>
 To the city centre:	<b>km</b>

## Options

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

## Description

**Residential complex at the pencil stage in the Tatlysu area. Start of sales!**

### Location:

- Distance to the beach: 350 m (5 minutes walk)
- Distance to airport: 55 km (60 minutes by car)

- Distance to Girne: 30 km (30 minutes by car)

Total number of apartments: 324

### **Types of blocks and number of units:**

- A blocks (all **studios - garden and penthouse**): 7 blocks x 12 units = 84 units
- B blocks (all **1+1 - garden and penthouse**): 13 blocks x 12 units = 156 units
- C blocks (all **2+1 - garden and penthouse**): 7 blocks x 12 units = 84 units

**75% of the units have sea views** and the site is 25m above sea level at its lowest point.

### **Land area:**

- Total area: 54,225 m<sup>2</sup> (excluding green area)

### **Project infrastructure:**

- Closed area
- Restaurant
- Fitness center and sports complex
- SPA-center
- Sauna
- Indoor children's playground and sports ground
- Walking road to the beach
- Pool bar
- Communal outdoor pool
- Showers, changing rooms and toilets
- Management company office and reception
- Rental office
- Nurse and first aid room
- Outdoor amphitheater for events
- Outdoor cinema
- Outdoor yoga area
- Walking alleys and recreation areas
- Children's playground with awning for games in the summer
- BBQ area
- Volleyball court

## **Condition of the apartments upon delivery of the complex:**

- Finishing
- Fully equipped bathroom
- Built-in kitchen
- Built-in wardrobes
- Heating and air conditioning infrastructure

## **What is included in the apartment price:**

- Roof arrangement (barbecue area + kitchenette)
- Jacuzzi and shower at extra cost
- Parking space for the apartment
- VRF - multi-zone ventilation, heating and air conditioning system

## **Equipment for the VRF system is paid separately:**

- Studio: 3500 €
- 1+1: 5300 €
- 2+1: 7100 €

## **Service system (three levels of information):**

- **Standard:** includes the use of all external infrastructure of the complex
- **Premium:** includes the use of all external and internal infrastructure of the complex
- **Gold:** includes the use of all external and internal infrastructure of the complex and access to the infrastructure of other projects

## **Assignment:**

- Possible after payment of 50% of the cost
- Cost: 2300 €

## **Registration process:**

After payment of 50% according to the signed Pre-sale Protocol, the main Contract for real estate and the Contract for building materials are drawn up. The amount of the real estate contract will be calculated based on the valuation of the land at the time of drawing up.

## **Additional features:**

- Possibility of redevelopment for additional payment

### Payment plan:

- Deposit: 5900 € for 3 weeks
- Down payment: 40% (including deposit)
- The balance is 60% in installments for 36 months (payment once every 1/2/3/4 months)

### Construction time:

- **Construction period:** 36 months + 6 months grace period
- **Start of construction:** December 2024
- **Completion of construction:** December 2027

For more details please contact us. We will be happy to answer all your questions and help you choose the perfect apartment to live in!

**Information updated: 28.03.2025**

## Photo gallery









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