



Caesar Resort, Famagusta, North Cyprus

A spacious and modern studio apartment with views overlooking the Mediterranean Sea and mountains from the other side.

The apartment is 44 sq.m, it's located on the 8th floor and has a huge terrace, 8 sq.m. Located in Iskele, Famagusta, North Cyprus. An excellent investment! A unique site full of the best facilities on the Island. One of the only sandy beaches in the region. Just a 5-minute walk to the sandy beach.

Payment Plan: 25 % - signing the Contract 25% - at key hand over 50% - installments for 2 years with no interest

Facilities: Open amphitheatre (showing movies in the summer) Swimming pools Indoor heated swimming pool Tennis court Sports court Outdoor Jacuzzi Restaurant and snack bar Hair and beauty saloon Mini-golf Gym/fitness club DEAD SEA SPA (coming summer 2015) Free WiFi Children's playground Arcade (snooker, video games, table tennis) Mini-market BBQ and picnic areas Laundry room Back-up generator for public area Gated site with 24-hour security After-sale maintenance and rental service available

A unique site, full of attractions and designed in an elegant Roman style Each building has an elevator and there is a storage room for each apartment

Terrific location: close to the airport, main cities and picturesque villages

An Excellent Investment

A surge of development is underway on the eastern seaboard of Cyprus. Hotels are being built 20 minutes from the resort with a capacity of 20,000 rooms. Next to Caesar Resort, just a 10-minute drive away, is the Eastern Mediterranean University with a student body of 15,000 and 400 lecturers. This presents an excellent opportunity for those wishing to rent out their apartments in-between vacations. The price, as already mentioned, is the lowest in the area owing to the advanced and cost-efficient construction methods applied. The profit potential is significant as the apartments are expected to appreciate in value by 40%-60% within three years plus added profitability by renting out the apartments between visits.

Specification: Elevator for each building Optional storage rooms for an apartment (extra) 5-year structural guarantee Reinforced concrete frame construction with double cavity walls Top ceramic flooring throughout Spacious lounge with large terrace Laminated kitchen cupboards Double-glazing fitted throughout 14,000 sq.m. of landscaping and lawns Central sewage system Garage parking (indoor and outdoor) Central TV and satellite connection External walls built of reinforced concrete with a painted plaster finish One, two and three-bedroom apartments + luxury Penthouses available Roofs insulated against water and heat

| Property History | | | | |
|------------------|--------|--------|----------------|-----------------------|
| Date | | Event | Price | Source |
| 0000-00-00 | | | £ 0,00 | |
| Tax | | | | |
| Year | Tax | Change | Tax assessment | Tax assessment change |
| 0 | £ 0,00 | 0.00 % | £ 0,00 | 0.00 % |

| BASE INFORMATION: | |
|---|------|
| Bath | : 1 |
| LAND INFORMATION: | |
| Square feet | : 44 |
| Lot Size | : 44 |
| BUILDING INFORMATION: | |
| Built on | : 0 |
| Remodeled on | : 0 |
| Number of Floors | : 8 |
| Floor area (Lower Level) | : 0 |
| Floor area (Main Level) | : 0 |
| Floor area (Upper Level) | : 0 |
| Floor area (Total) | : 0 |
| CONVENIENCE: | |
| General Amenities: Electric Hot Water, Satellite Dish, | |
| Community Amenities: Swimming Pool, Tennis Court, Football ground, | |
| Energy Savings Amenities: Gas Stove, | |
| Exterior Amenities: Exterior Lighting, | |