



### Caesar Resort, Famagusta, North Cyprus

A spacious and modern 2 bedroom apartment with views overlooking the Mediterranean Sea and mountains from the other side.

The apartment is 75 sq.m, it's located on the 1st floor with 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:	
Rooms	: 2
Bath	: 2
LAND INFORMATION:	
Square feet	: 75
Lot Size	: 75
BUILDING INFORMATION:	
Built on	: 0
Remodeled on	: 0
Number of Floors	: 1
Floor area (Lower)	: 0
Floor area (Main Level)	: 0
Floor area (Upper)	: 0
Floor area (Total)	: 0
CONVENIENCE:	
<b>General Amenities:</b> Satellite Dish, Electric Hot Water,	
<b>Community Amenities:</b> Football ground, Tennis Court, Swimming Pool,	
<b>Energy Savings Amenities:</b> Gas Stove,	
<b>Exterior Amenities:</b> Exterior Lighting,	