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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
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WELL ESTABLISHED SPA RESORT WITH GOLF COMING SOON! ISKELE, BOGAZ



2 BEDROOMS FROM £153,748 + 5% VAT

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| <ul style="list-style-type: none">• Exchange deed• Up to 7 years mortgage available• 2 - 5 years interest free available• Key ready and off plan properties available• 2 bed 2 bath or 2 bed 1 bath options av.• approx. 76m² + 11/15m² balcony• Various completion dates for off plan from now up to 2026• 11 completed communal pools including children's aqua park, adult pool, pool bar and indoor pool• Plans for a generous golf course & large fun park• Gym, Dead Sea Spa, with more under construction• Restaurants and bars on site open all year round• Children's play areas and Kindergarten• Extra activity clubs for both adults and children• Continual growth of the complex• Bbq and seating areas• Great for investment, optional payment plans | <ul style="list-style-type: none">• 7 minute walking distance to a beautiful sandy beach• Live music and fun events held on site during summer period• Transportation services av from site including a bus service, car hire service and taxi service• High street with pharmacy, patisserie, large supermarket, Chinese restaurant, café, bar, night club and much more• 20 minutes' drive to Famagusta City Centre and historical city• 45 minutes from Aya Napa• 40 minutes' drive from Ercan Airport• 90 minutes' drive from Larnaca Airport• 50 minutes' drive from Nicosia and historical city |
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Reference No: HP2163-2

This complex is most definitely the largest in Northern with numerous amenities and facilities located quite literally on your doorstep. To start off with, there are ELEVEN completed swimming pools for all to enjoy. Specifically for the children and families we have multiple play areas/parks, activity clubs, a kindergarten, a water park and many more fun festivities offered on site all year round, whilst the grown-ups, can have a little bit of peace and quiet while being pampered at the fully equipped Dead Sea spa, some alone time in the adults only pool or perhaps unwind with some yoga. What's even more amazing is the large golf course that is currently in the design process adding yet one more luxurious facility to the well-established resort.

Of an evening find yourself spoiled with entertainment with not one, two, or three, but FOUR great bars / restaurants to choose from located on site and just outside the complex's walls.

These two bedroom apartments obtain modern and superb quality throughout ranging in size between with interior sizes between 76 and 80m2 interior plus 11-15m2 balconies.

Take advantage of the flexible payment terms and investment opportunities this amazing complex has to offer.

Amenities relating to the resort include:

Swimming:

- 7 minute walking distance to a long stretch of sandy beach
- Family and Leisure Pool x4
- Semi-Olympic Pool
- Indoor Pool (heated in Winter time)
- Aqua-Park Pool with Slides
- Kids Pool
- Silent adult pool

Sports Facilities:

- Tennis Court
- Beach Volleyball
- Outdoor Sports Court
- Indoor Gym/Fitness Club
- Yoga and Pilates Studio
- Bicycles (rent)
- Big Chess Board
- Mini-Golf
- Martial Arts Club (specialized in Jiu-Jitsu)

Children Facilities:

- Children play ground
- Kindergarten
- Educational Center
- Indoor kids' club
- Play Boat
- Arcade (snooker, video games, table tennis)

SPA and Wellness Facilities:

- Dead Sea SPA
- Sauna
- Hamam
- Indoor Jacuzzi
- Outdoor Jacuzzi
- Massage room

Dining and shopping:

- Restaurant x2
- Pool Bar
- BBQ areas
- Supermarket
- Cafe / patisserie
- Kareoke bar
- Disco club
- Chinese restaurant
- Bar x2

Maintenance and Rental department on the Site:

- Housekeeping service
- Laundry Room
- Gated site with 24/7 security

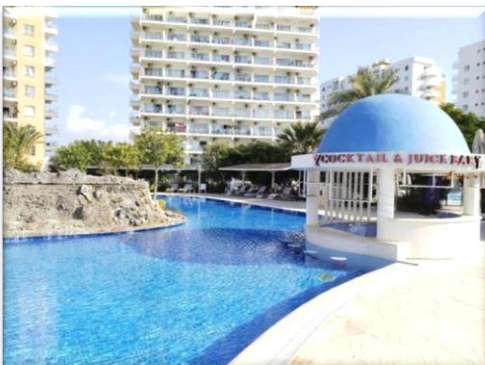
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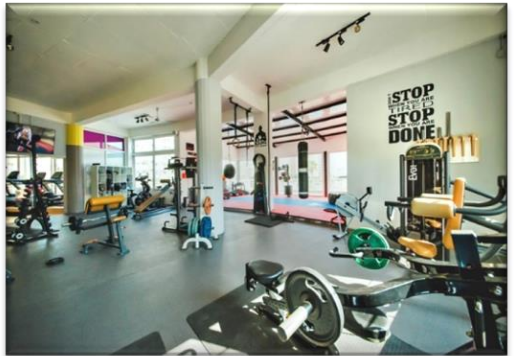
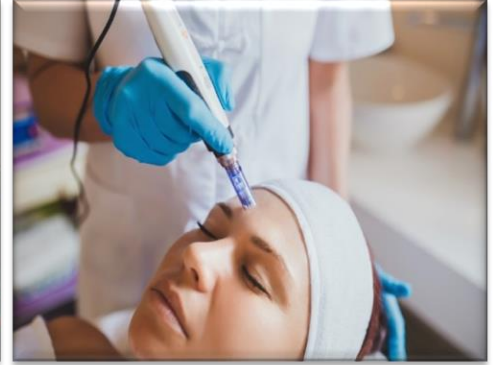
- Bus service into town
- Car hire available
- Internet available
- Taxi service

COMING SOON!

- GOLF COURSE!
- Another aqua park
- Doggy park with doggy pool
- Themed communal pools
- Artificial wave pool
- Large themed park

The Gallery:









Standard Specifications:

- 5-year structural guarantee
- Reinforced concrete frame construction
- Climate and Water Insulation Roofing
- 1/2 elevators in each building
- PVC Double glazed windows
- Parking space
- Sewage system
- Water heating system
- Interior Doors (including locks and handles)
- Entrance Door (including lock and handle)
- Internal walls – painted
- Internal flooring - ceramic
- Electrical / TV/ Internet points

Kitchen:

- Work top with choice of colors
- Base units and cupboards
- Stainless steel sink
- Ceramic wall tiling above base units
- All plumbing included (piping / taps)

Bathroom:

- Toilet unit
- Sink and mirror
- Shower
- Walls and flooring: ceramic tiling

Payment plan options:

Off Plan

30% down payment / 70% interest free between 24 and 80 months

OR

Receive a mortgage from the developer up to 7 years with interest

Key ready:

60% down payment / 40% within 24 months interest free

Payment terms depend on your property choice

Investment options:

Rental potential:

Short term holiday lets peak season (through 25 weeks of the year) approximately £490 per week

Monthly long term rental: approximately £450 per month

Buy to sell:

Fantastic points of getting in at the beginning ...

When buying off plan your property is growing in equity during construction. Similar properties in the area have seen at least a 30% increase in value by completion. *The early bird catches the worm!*

Your Closest Beach

Over the course of the last two years the South East Coastline has undergone a dramatic transformation. The development of the area around this wonderful sandy beach includes, outside gym, children's play area a grassy picnic and leisure area all set along several kilometers of beach front promenade and cycle way. On the beach sits a wonderful petite café and an open air amphitheater. With many new bars, restaurants, shops and hotels; including the first 7* hotel in the country to be completed within the next couple of years makes this area the perfect place to purchase area for investment.



Important Attractions: Sights & Sounds

- The regional festivals such as the Iskele International Folk Dance Festival, held annually in June.
- The best folk dance group title; and also the Iskele Festival which is held yearly in June/July time, and which hosts competitions, displays and plenty of outdoor cooking!
- The Karpaz peninsula: A stretch of beautiful land filled with the most stunning beaches in North Cyprus as well as home to some of the islands traditional donkeys.
- Karpaz Gate Marina with berthing for 350 yachts and all the facilities that the yachting fraternity requires.
- The local weekly market selling fresh local produce and household items.
- Bogaz: a small traditional fishing village with a picturesque tiny harbour

- Famagusta: a fascinating medieval walled city with oodles of charm and lots to explore including the Cathedral of St Nicolas, numerous houses, St. George of the Greeks church with its frescoes and the remains of the fortified citadel
- The ancient walled city of Famagusta is much as it was over five hundred years
- The Ruins of Salamis
- The 750 bed Kaya Artemis hotel and Noah's Ark Hotel, both are impressive and only 15 minutes from the Bogaz area.
- The Monastery of Saint Barnabas

Local Amenities & Attractions: Travelling Times

- Closest beach within 2 minutes' drive / 7 minute walk
- Closest restaurant / bar = on site
- Closest bus stop into town and City Center = on site
- Closest pharmacy = 5 minutes' walk
- Closest supermarket = 5 minutes' walk
- Touristic Kantara Castle = 20 minutes drive
- Touristic ancient city of Salamis = 10 minutes drive
- 40 minutes' drive from Ercan Airport
- 45 minutes from Aya Napa
- 50 minutes' drive from Nicosia
- 1 hour drive from Karpaz Gate Marina
- 90 minutes' drive from Larnaca Airport
- 90 minutes' drive to the Karpaz peninsular

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