



NORTH CYPRUS

INTERNATIONAL

Select Property Solutions

Elite Esentepe Golf & Beach

One bedroom executive

apartments

North Cyprus

The property market in North Cyprus is booming as investors are recognising the huge potential being offered by this largely undiscovered area of Cyprus.

While routes and travel to North Cyprus have and continue to improve, properties are still very affordable, making now the best time to take that step and invest.

Choosing wisely and feeling comfortable that you will get a return on your investment is certainly what this part of the Island offers. Combined with the beauty of North Cyprus, prospective buyers quickly realise that they could easily feel at home amongst the friendly local and international community. Use your head or your heart the answer will still be North Cyprus.



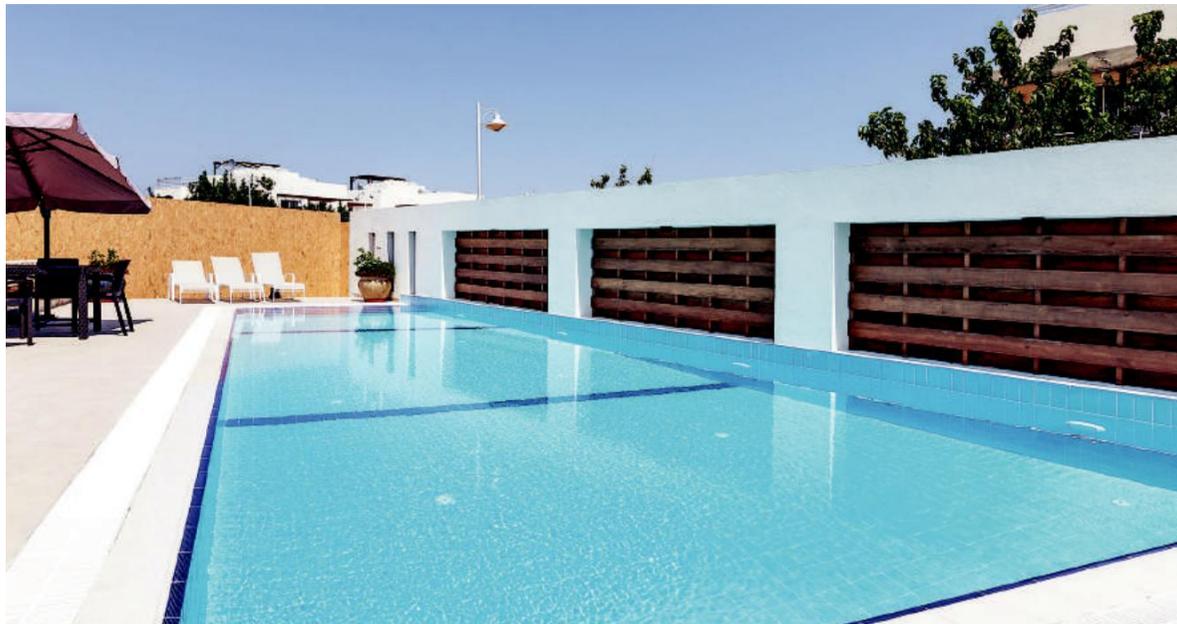


With a population of less than 400,000 the Island has a very low crime rate establishing it as a fantastic place to bring up children, retire or even just live. Furthermore, due to the rich diversity of the communities both visiting and living in North Cyprus, finding work as a foreigner is also fairly easy.

Due to its location, North Cyprus offers a mild climate with little rainfall and virtually no snow. The sea is warm and clear making it excellent for diving, sailing and watersports including the increasingly popular kite surfing.

Just a few minutes' drive from the development is Alagadi Beach, one of the best beaches in Cyprus, giving a real feeling of space with long stretches of white sand and dunes. Taking time out here and swimming in the clear Mediterranean water is highly recommended, you may even see a Turtle as they come ashore, year after year, to lay their eggs.

The Location



Capitalising on the already popular Turtle Bay Village the Elite apartments were launched, providing modern and light one-bedroom apartments at amazingly affordable prices.

The location, almost opposite the 18-hole championship golf course, has ensured that the apartments are being snapped up as 'Golf getaways' by investors wishing to achieve a great rental return.

With beaches, Tennis courts, near-by spa and coastal walks to entertain the non-golfer, this is an ideal choice for investors and holiday makers alike. Local transport routes pass the development regularly providing economical travel options to all the popular beaches and Girne (Kyrenia) just 20km away. For airport arrivals, Ercan (Lefkosa) is less than 40 mins and Larnaca is just over 1 hour by car/Taxi.

Site Plan



The Apartments

These apartments have its own area, comprising of just 5 blocks and a total of 30 apartments. Set in landscaped gardens with trees and a communal pool, everything you need is right on your doorstep.

Each apartment has been designed for practicality and style, with open plan living, modern kitchens and double-glazed sliding doors to large balcony or covered paved terrace.

Our designers have hand-picked the colour scheme, fixtures and fittings to maximise the natural light and ensure the apartments feel spacious and highly functional throughout.



Ground Floor Plan



First Floor Plan



The Specifications



Construction:

- Concrete/brick walls & plaster
- Concrete slab/roof & plaster ceilings
- Damp proof course
- Double glazed windows & doors
- External walls paint/stone



Kitchen/Dining Area

- ✓ Electrical points
- ✓ Sink with 1 x mixer tap
- ✓ Fitted kitchen base & wall units
- ✓ Ceramic wall tiles
- ✓ Laminate worktop

En-suite

- ✓ Vanity unit/mirror/sink
- ✓ Wall Mounted shower
- ✓ Ceramic tiled shower & surround
- ✓ Pedestal toilet
- ✓ Ceramic flooring

Lounge Area

- ✓ Electrical points
- ✓ TV/Tel point
- ✓ Ceramic flooring

General

- ✓ Internal and External light fittings
- ✓ All doors, internal and external to include locks / handles etc.
- ✓ All plumbing included – piping / taps etc.
- ✓ Solar panels and hot water immersion tank system
- ✓ Central Sewage system
- ✓ Water tank (1 ton)
- ✓ Balcony/Terrace with ceramic floor and railings
- ✓ Wooden pergola

Bedroom

- ✓ Electrical points
- ✓ TV/Tel point
- ✓ Ceramic Flooring
- ✓ Fitted wardrobe



The financials

1 Bedroom Apartment

We offer a range of payment plans, so you can choose what suits you best. All finance offered is from us with no set up or early repayment costs and the interest rate is fixed for the term of the loan.

2 years Guaranteed Rental at 5% PA

	Cash	Loan
Reservation Fee	2.000 £	2.000 £
On Exchange of Contract	35% (less reservation fee)	30% (less reservation fee)
Completion of foundation	15%	10%
Completion of skeleton	20%	5%
Completion of windows	20%	5%
Possession	10%	—
Balance	N/A	50% payment over 3 years at 7.9 PA

Please be advised that due to government regulations VAT/KDV is to be charged on any interest payments made. Current rate is 5%.

For completed apartments we will require 50% on possession then balance over 3 years at 7.9 pa. Or full payment on possession.



The Design & Build

These properties are from a leading property developer in North Cyprus offering an impressive portfolio of existing Projects and working in partnership with NCI.

All properties are delivered using high quality materials, constructed by specialist builders and offering unique designs and locations.

These are properties that stand the test of time.

This resort has a professional management company to protect your initial investment and allow your property to work for you and earn a healthy rental return.

We believe that honesty and integrity is paramount in everything we do. All our business interactions are an opportunity to impress and establish relationships that encourages our customers to recommend us to others.



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