



### Caeser Resort, Famagusta, North Cyprus, Iskele, Cyprus

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

The apartment is 95 sq.m, it's located on the 7th floor and has a huge terrace 25 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.

#### BASE INFORMATION:

Rooms : 2  
Bath : 2

#### LAND INFORMATION:

Square feet : 95  
Lot Size : 95

#### BUILDING INFORMATION:

Built on : 0  
Remodeled on : 0  
Number of Floors : 7  
Floor area (Lower) : 0  
Floor area (Main Level) : 0  
Floor area (Upper) : 0  
Floor area (Total) : 0

#### CONVENIENCE:

**General Amenities:** Satellite Dish, Cable TV,

**Community Amenities:** Football ground, Tennis Court, Swimming Pool,

**Energy Savings Amenities:** Gas Stove,

**Exterior Amenities:** Exterior Lighting,

#### NEIGHBORHOOD:

Shopping : 15 minutes by Car center  
Town center : 20 minutes by Car  
Hospital : 10 minutes by Car  
Police station : 10 minutes by Car  
Bus station : 1 minutes by Walk  
Airport : 45 minutes by Car  
Coffee shop : 1 minutes by Walk  
Beach : 5 minutes by Walk  
Cinema : 20 minutes by Car  
Park : 1 minutes by Walk  
University : 15 minutes by Car  
Super market : 1 minutes by Walk