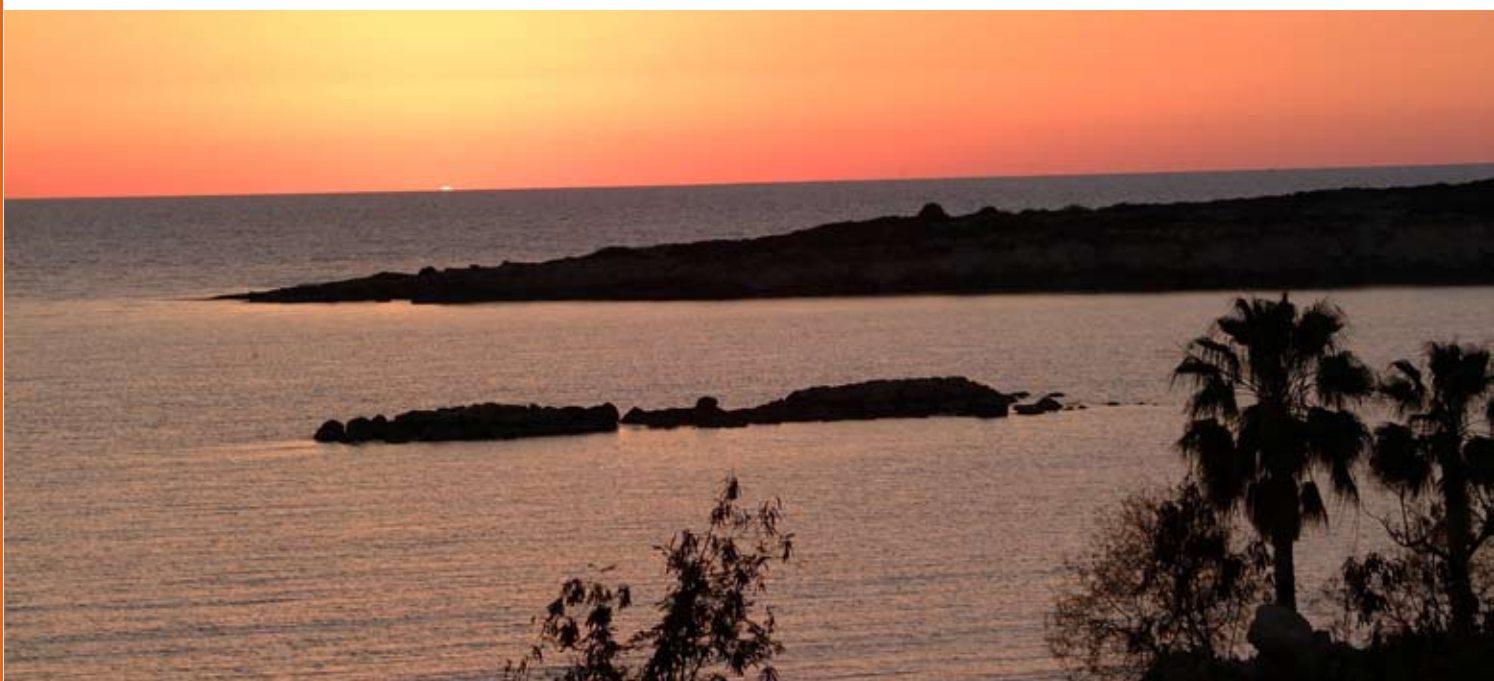


overview



Residential Complex
BOGAZ BEACH RESORT
North Cyprus



CYPRUS OVERVIEW

The Turkish Republic of Northern Cyprus commonly called Northern Cyprus has become economically dependent with great potential for further growth. Key4 has hand selected the development with such a sun-drenched retreat that oozes old-world charm, far away from the hustle and bustle of your usual routine. A Place where the delicious aroma of jasmine and honeysuckle floats through the air, tickling your senses. Imagine swimming in the crystalline waters of secluded beaches or exploring ancient centuries of history and culture in a single day. Northern Cyprus delivers an abundance of nature, wildlife and warm Mediterranean hospitality make a holiday to this land of rustic beauty simply unforgettable. Northern Cyprus is the Mediterranean's best kept secret: Loved for its slow pace of life, value for money and delightful village-feel, it combines beautiful bays and enchanting sights with a sunny climate all year round, making it an ideal investment opportunity. As you explore the island, you will certainly enjoy the lasting echoes of the island's multicultural heritage; a country upon which countless civilisations have left their colourful and fascinating imprints, waiting for you to explore.

BUYERS GUIDE

- A Euro mortgage avoids capital loss through currency exchange should you rent out your property.
- Property prices are still lower than in many other European countries, particularly in the north.
- Capital Gains Tax of only 20% and Corporation Tax for Cypriot limited companies at only 10%.
- UK pensions can be received tax free in Cyprus.
- Foreign residents permanently residing in Cyprus pay only a 5% flat rate of income tax.
- 340 days of sunshine a year make it a comfortable and enjoyable place to live.
- High standard of living, with good facilities and low cost of living.
- Excellent medical facilities, education and offshore business advantages.
- Tourism is predicted to grow by 4.6% over the next 10 years, contributing some 13.9% to the country's GDP by 2014.
- British based banking system in southern Cyprus, making choosing mortgages and managing your money similar to "back home".



PROPERTY OVERVIEW

An exclusive and luxurious beachfront development of apartments, penthouses, semi-detached and detached frontline properties located 2 km (1.25 miles) from the popular and picturesque harbour village of Bogaz which is a beautiful coastal village on the southern edge of the Karpas Peninsula, with half a dozen fish restaurants ranged round its picturesque harbour. It also has long stretches of fine sandy beaches. Further up the coast, about 5 km east, are the foundations of Strongylos Castle, a Byzantine watchtower enlarged by the Knights Templar in the 12th century. Bogaz is well-sited as a base to explore the region. It is only a few kilometres north of Iskele, about 25 km north of Famagusta, and on the edge of Karpas Peninsular.

KEY FEATURES

- ✓ 3 Communal Swimming Pools
- ✓ Club House & Management Services
- ✓ Shopping Centre
- ✓ Fully Air Conditioned
- ✓ Master Bedroom Ensuite
- ✓ Fully Fitted Kitchen and Wardrobes
- ✓ Private Swimming Pool (Detached Villas)
- ✓ Jacuzzi Bath (Semi-Detached Villas)
- ✓ Solar Panels
- ✓ Phone, TV and Internet in Every Room
- ✓ Private On Site Parking





LOCALITY

Bogaz Beach Resort is five minutes drive to Bogaz, ten minutes to Bafra, fifteen minutes to Famagusta. Being situated just forty minutes to Ercan airport and sixty minutes to Larnaca airport the development benefits with great accessibility. The eighteen hole championship Esentepe golf course and the new Port Cyprium Marina developments are about forty minutes and the romantic harbour town of Kyrenia is approximately sixty minutes by car.





FLOOR PLANS

