

overview



Residential Complex
PANORAMA VIEW
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

A luxurious and exclusive development of 3 bedroom semi-detached villas with panoramic sea views located in the spectacular mountain area of Mehmetcik on the Karpas Peninsular, near Bogaz, and just a 5 minute drive to beautiful white sandy beaches. The houses are finished to exceptionally high standards including full air conditioning, double glazing and fully fitted kitchens, with the option of a private swimming pool (7m x 3m).



KEY FEATURES

- ✓ Master Bedroom Ensuite with Jacuzzi Bath
- ✓ Fully Air Conditioned
- ✓ Double Glazing Throughout
- ✓ BBQ on Roof Terrace
- ✓ Pergolar and Solar Panels
- ✓ Fully Fitted Kitchens and Wardrobes
- ✓ Communal and Private Swimming Pools
- ✓ Residents Club, Cinema and Snooker Room
- ✓ Sauna and Fitness Centre
- ✓ Children's Activity Centre
- ✓ Internet Café, Coffee Shop and Supermarket



LOCALITY

The Karpas peninsula (or the panhandle) is the easternmost part of the island of Cyprus, where the land tapers into a thin strip which stretches out towards Turkey. The area boasts the finest countryside on the island. It is a nature reserve for turtles, birds, wild flowers and sea fossils, and is a national park for its stunning scenery with numerous picturesque beaches, (both sandy and rocky) which are the best on the whole island. Pine, cypress and maquis covered hills reach an altitude of 1,000 metres.

The clear, warm waters off the coast of North Cyprus are very popular with scuba divers. There are some twenty sites, all providing excellent visibility to witness an abundance of coral and marine life: sting rays, amberjacks, scorpions, bream, grouper, octopus, moray eel and turtles.

Few areas in the Mediterranean can be described as 'unspoilt', but North Cyprus certainly justifies the description. The landscape is stunning, with golden sandy beaches stretching for miles along the coast. The countryside in North Cyprus is home to many rare species of plants and wildlife and boasts excellent terrain for walkers. The island of Cyprus has a rich history that stretches back more than 9,000 years. Traces of this are to be found everywhere: the ruins of the Roman city of Salamis and the Byzantine castles at St Hilarion, Buffavento and Kantara are just three examples.





FLOOR PLANS

