



BABYLON

BEACH RESORT HOMES





BABYLON  
BEACH RESORT HOMES



HAWAII  
HOMES

KIBRIS  
BAHÇELER

Özlem UÇAR

DAVLOS MARKET 2

Google





# BABYLON

BEACH RESORT HOMES

PHASE 1

PHASE 2







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PHASE 1





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PHASE 1



**IAKP**  
IMMOBILIENMANAGEMENT



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PHASE 1



**IAKP**  
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PHASE 1



**AKP**  
IMMOBILIENMANAGEMENT



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PHASE 1



**IAKP**  
IMMOBILIENMANAGEMENT



# BABYLON BEACH RESORT HOMES

PHASE 2



**IAKP**  
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# BABYLON BEACH RESORT HOMES

PHASE 2



**IAKP**  
IMMOBILIENMANAGEMENT



PHASE 2

BABYLON BEACH RESORT HOMES







## 1+1 Floor Plan

GROSS AREA  
**43m<sup>2</sup>**

CLOSE AREA  
**35m<sup>2</sup>**

### DETAILS

KITCHEN &  
LIVINGROOM : 16m<sup>2</sup>

BEDROOM : 10m<sup>2</sup>

BATHROOM : 5m<sup>2</sup>

TERRACE : 8m<sup>2</sup>



**BABYLON**  
BEACH RESORT HOMES

**185,000 GBP**  
Starting price





## 2+1 Floor Plan

GROSS AREA  
**86m<sup>2</sup>**

CLOSE AREA  
**70m<sup>2</sup>**

### DETAILS

KITCHEN &  
LIVINGROOM : 31.5m<sup>2</sup>

BEDROOM-1 : 9m<sup>2</sup>

BEDROOM-2 : 12.5m<sup>2</sup>

BATHROOM : 5m<sup>2</sup>

WC : 3.5m<sup>2</sup>

TERRACE : 16m<sup>2</sup>



**BABYLON**  
BEACH RESORT HOMES

**370,000 GBP**  
**Starting price**





## 3+1 Floor Plan

### DETAILS

GROSS AREA  
**129m<sup>2</sup>**

CLOSE AREA  
**105m<sup>2</sup>**

HALL: 12m<sup>2</sup>

KITCHEN &  
LIVINGROOM : 32m<sup>2</sup>

BEDROOM-1 : 13m<sup>2</sup>

WC-1 : 4m<sup>2</sup>

BATHROOM: 5m<sup>2</sup>

BEDROOM-2 : 10m<sup>2</sup>

BEDROOM-3 : 13m<sup>2</sup>

WC-3 : 4m<sup>2</sup>

CLOSET: 5m<sup>2</sup>

TERRACE : 24m<sup>2</sup>



**555,000 GBP**  
**Starting price**



# BABYLON BEACH RESORT HOMES

PHASE 2



BABYLON  
BEACH RESORT HOMES



# BABYLON BEACH RESORT HOMES

PHASE 2



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# BABYLON TWO BEDROOM BUNGALOW

PHASE 2



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## 2+1

- 70M2 INTERIOR GROSS AREA
- 36M2 TERRACE
- 106M2 TOTAL USAGE

**Starting From  
549,000 GBP**





# BABYLON THREE BEDROOM BUNGALOW

PHASE 2



## 3+1

- 97M2 INTERIOR GROSS AREA
- 37M2 TERRACE
- 134M2 TOTAL USAGE

**Starting From  
635,500 GBP**



# LUXURY SPECIFICATIONS

## READY TO MOVE:

- MODERN FURNITURE
- MODERN KITCHEN FITTINGS
- KITCHEN APPLIANCES
- HIGH-END BATHROOM FITTINGS
- AIR CONDITIONING
- KEY CARD SYSTEM





# HIGH-END SPECIFICATIONS

- ✓ TOP QUALITY LACQUERED PAINTED FITTED KITCHEN & WARDROBES
- ✓ HIGH QUALITY DESIGNER INTERNAL DOORS & CONTEMPORARY ENTRANCE DOOR
- ✓ MARBLE STAIRCASE & NATURAL STONE COVERED WALLS & PORCELAIN TILES
- ✓ INVERTER AIR CONDITIONING SYSTEM FOR ALL ROOMS
- ✓ HIGH-END BATHROOM FITTINGS
- ✓ UNDERFLOOR HEATING INFRASTRUCTURE FOR HEAT PUMP SYSTEM (ONLY FOR VILLAS)
- ✓ FULL HEIGHT SUSPENDED CEILING WITH LED SPOT & STRIP LIGHTS
- ✓ COMFORT GLASS & DOUBLE GLAZED HIGH QUALITY ALUMINUM SLIDING DOORS
- ✓ ABB POWER PRODUCTS



Power and productivity  
for a better world™





# Babylon Facilities + Features

**INDOOR HEATED  
POOL**



**SPA (SAUNA,  
MASSAGE, HAMAM)**



**GYM**



**TENNIS COURT**

**RESTAURANT**

**RECEPTION**



**BEACH AND BEACH  
CINEMA**

**SWIMMING POOLS  
WITH WATER AND  
LIGHT SHOWS**



# ***MAINTENANCE SERVICES***

- ✓ Swimming Pool Maintenance
- ✓ Gardening Maintenance
- ✓ Cleaning of the site
- ✓ Leisure centre & all outdoor amenities usage
- ✓ Beach & Beach Facilities
- ✓ Stand-by generator system
- ✓ 24/7 Management Services
- ✓ CCTV Security Camera System on site
- ✓ Shuttle Service to Golf and Supermarket (Free)

## **Maintenance Fees:**

▶ **BABYLON RESORT HOMES => £ 150 per month for apartments**

**£ 200 per month for Villas and Bungalows**

**Contingency fee:** used to carry out any remedial works and/or major repairs and/or improvements and/or periodic maintenance works required:

**£200 per year**







# PAYMENT PLAN

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2,000 GBP - TWO WEEKS RESERVATION  
5,000 GBP - ONE MONTH RESERVATION

35% DOWN PAYMENT

REMAINING 65% PAYABLE STARTING JANUARY 2024  
MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER DECEMBER 2026

**3,000 GBP ELECTRIC AND CLEAN WATER FEE**

+

**5% VAT WILL BE ADDED ON TOP OF THE SALES PRICE AND THEN DIVIDED INTO EACH PAYMENT**



May 23, 2023



BABYLON BEACH RESORT - PHASE 1  
**289 UNITS**  
 A&B TYPE: 1+1 APARTMENTS





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# BABYLON BEACH RESORT PHASE 2

**145 units**

**V type:** 2&3 Bedroom Bungalows

**A type:** 1+1 Apartments

**MAY 18, 2023**

