



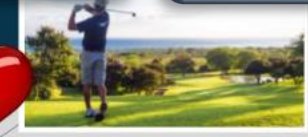
NORTH CYPRUS



KARPAZ



KYRENIA



ESENTEPE



GUZELYURT



LEFKOŞA



ERCAN



FAMAGUSTA



LARNACA



PAPHOS

Where Dreams Come True



MOONLIGHT
VILLAS











Closed area 264m²

Private Garage 18m²

Private Pool 53m²

Terrace 44m²

Sunken Pool Lounge with Fire Pit 6m²

Total usage area 489m²



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Private Garage 18m²

Private Pool 53m²

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Total usage area 489m²



ESENTEPE BEACH

Moonlight Villas
Entrance Road

Green
Area

Moonlight
Villas

Green
Area



HIGH-END SPECIFICATIONS

- ✓ PRIVATE GARAGE
- ✓ SUNKEN POOL LOUNGE WITH FIRE PIT
- ✓ MARBLE STAIRCASE & NATURAL STONE COVERED WALLS & PORCELAIN TILES
- ✓ SWIMMING POOL WITH OUTDOOR CINEMA
- ✓ OUTDOOR BBQ AND KITCHEN AREA
- ✓ OASIS WATER FALLS
- ✓ VRV AIR CONDITIONING SYSTEM INTEGRATED SMART HOME SYSTEM
- ✓ HIGH-END BATHROOM FITTINGS
- ✓ UNDERFLOOR HEATING INFRASTRUCTURE FOR HEAT PUMP SYSTEM
- ✓ FULL HEIGHT SUSPENDED CEILING WITH LED SPOT & STRIP LIGHTS
- ✓ COSMOS BRAND BLACK ALUMINIUM SLIDING DOORS & WINDOWS
- ✓ ABB POWER PRODUCTS



ADDITIONAL CLIENT SERVICES



House-keeping Service



Airport Transfers



Car Rental Service



Checking the Apartment



Free Shuttle Service



Paying Bills



Laundry Service



Personal Shopping Service



Repair Works



Bike Club



ATV Tours



Rental Management

Rental Management



- ✓ Advertising and search for clients in the International Hotel Runner Systems
- ✓ Providing to rental guests with towels, linen (marked with Maldives Homes logo)
- ✓ Key Holding
- ✓ Check-in and Check-Out
- ✓ Taking Deposit
- ✓ Cleaning Before and After
- ✓ Creates Inventory List

OSTROVOK.RU

Booking.com



Smooibu



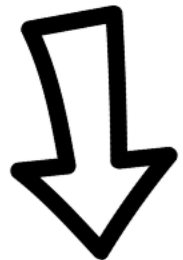
trivago



Capital Gains

REAL EXAMPLES FROM OUR PROJECTS

- 🎯 IN **MALDIVES** PHASE 1, AN OFF-PLAN TWO BEDROOM PENTHOUSE WAS LISTED FOR **150,000 GBP**, ON COMPLETION THE SAME UNIT SOLD FOR **295,000 GBP**.
- 🎯 IN OUR **IDYLL** PROJECT AN OFF-PLAN TWO BEDROOM PENTHOUSE WAS LISTED FOR **75,000 GBP** AND THE SAME UNIT SOLD FOR **149,995 GBP** BEFORE COMPLETION.
- 🎯 IN OUR **PEARL ISLAND HOMES** PROJECT AN OFF-PLAN GARDEN STUDIO WAS LISTED FOR **39,995 GBP** AND THE SAME STUDIO WAS LATER SOLD FOR **69,995 GBP** STILL UNDER CONSTRUCTION



How is this possible?



BEST LOCATION - LAND SELECTION IS
TOP PRIORITY



BEST PROJECTS - UNIQUE ARCHITECTURE
AND SITE LANDSCAPING



BEST FINISHING - HIGH QUALITY FINISH



BEST SERVICES - CUSTOMER SATISFACTION
GUARANTEED



BEST AMENITIES - 5 STAR HOTEL QUALITY



BEST AGRICULTURE - GREENEST LAND IN
NORTH CYPRUS



KORENIUM GOLF CLUB - CLOSE TO
INTERNATIONAL GOLF COURSE



TURTLE BEACH - CLOSE TO TURTLE BEACH



BEST AREA - PROTECTED LAND,
MAXIMUM TWO STORIES



Taxes & Costs

- **Stamp Duty: 0.5%** of the sale price. Payable within 21 days of signing your contract.
- **V.A.T (K.D.V):** Payable only on new properties, **5%** of the contract price, payable with every instalment.
- **Title Transfer Tax: 3%** of the sales price for first property purchase. Payable at the time of the title transfer, after key handover, into the name of the purchaser.

- **Lawyer fee:** for processing your entire purchase. **£1500.**
- **Electric and clean water connection: £3,000 added on top of sales price.**
- **Maintenance Fee:** Monthly fee for site services & amenities, depending on project and unit: **£70 - £170**
- **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**

THROUGH OUT THE BUYING PROCESS YOUR SOLICITOR
WILL SUPPORT YOU AND COMPLETE THE PURCHASE ON
YOUR BEHALF

WHY CHOOSE CYPRUS CONSTRUCTIONS?

- ✓ Experience of 26 years
- ✓ Trust
- ✓ Quality
- ✓ Financial strength
- ✓ Completion on time
- ✓ No surprise costs
- ✓ Exclusive unique projects
- ✓ Best Services
- ✓ Qualified staff





Thank you