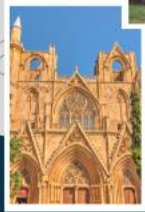
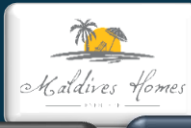




NORTH CYPRUS



FAMAGUSTA

ERCAN

LARNACA

LEFKOŞA

KYRENIA

GUZELYURT



PAPHOS



Where Dreams Come True



MYKONOS
HOMES





MYKONOS
HOMES





COMMUNAL SWIMMING POOL & PRIVATE DECKS



POOL BAR



**3+1 Penthouse
with Roof Jacuzzi
& BBQ**

TYPE B



TYPE B PENTHOUSE ROOFTOP POOL



TYPE B PENTHOUSE



- * 3+1 Penthouse 112 m²
- * 19 m² Balcony
- * 15 m² Garden Terraces
- * 40 m² Roof Terrace
- * Rooftop Private Jacuzzi & BBQ
- * 186 m² Total Usage Area



B type Floor plan

TYPE B PENTHOUSE



FIRST FLOOR PLAN

- * 3+1 Penthouse 112 m²
- * 19 m² Balcony
- * 15 m² Garden Terraces
- * 40 m² Roof Terrace
- * Rooftop Private Jacuzzi & BBQ
- * 186 m² Total Usage Area

Price 324,995 GBP



MEZZANINE FLOOR PLAN

- * 3+1 Penthouse 112 m²
- * 19 m² Balcony
- * 15 m² Garden Terraces
- * 80 m² Roof Terrace
- * Rooftop Private Pool & BBQ
- * 226 m² Total Usage Area

Price 349,995 GBP





Beach Cinema





● Reserved or sold apartments 27.06.2022

MAINTENANCE SERVICE



- ✓ **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 Korenium Golf and Supermarket (Free)**

Maintenance Fees:

- ▶ **MYKONOS HOMES => Only £120 per month + private pool maintenance**

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 you can trust AK Property ?

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





Thank you