



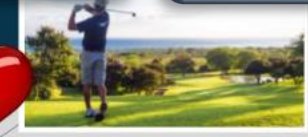
# NORTH CYPRUS



KARPAZ



KYRENIA



ESENTEPE



GUZELYURT



LEFKOŞA



ERCAN



FAMAGUSTA



LARNACA



PAPHOS

Where Dreams Come True



PEARL  
ISLAND





**International Hotel & Marina**

**156 Studio Apartments**









**Food Court (Restaurants, Cafe & Mini Market)**





**Pearl Shaped Swimming Pool**



**Botanic Gardens**













# Penthouse Studio & Garden Studio Layout



Interior gross area 35 m<sup>2</sup>



Penthouse Roof Terrace 35 m<sup>2</sup>

Penthouse Studio - 89,995 GBP





- \* 5\* HOTEL with Casino,
- \* International Marina,
- \* Shopping Area,
- \* Restaurants, Café,
- \* Beach & Swimming Pools

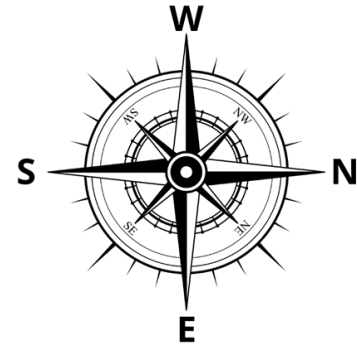




NO	APARTMENT TYPE	FLOOR	INTERIOR GROSS AREA m <sup>2</sup>	TERRACES m <sup>2</sup>	ROOF TERRACE m <sup>2</sup>	Total usage area m <sup>2</sup>	Price per m <sup>2</sup>	CURRENT PRICE (£)	STATUS
C2-10	Studio	Penthouse	35	12,5	35	82,5	1090,8	£89 995	AVAILABLE
C3-11	Studio	Penthouse	35	12,5	35	82,5	1090,8	£89 995	AVAILABLE
C3-12	Studio	Penthouse	35	12,5	35	82,5	1090,8	£89 995	AVAILABLE

\* All the measurements are taken from the architectural drawings







# *MAINTENANCE SERVICES*



- ✓ **Swimming Pool Maintenance**
- ✓ **Gardening Maintenance**
- ✓ **Cleaning of site**
- ✓ **CCTV Security Camera System on site**
- ✓ **Use of onsite facilities**
- ✓ **Shuttle Service to Golf Course and to Maldives Homes to use all indoor & outdoor facilities and beach**

## **Maintenance Fees :**

- ▶ **Pearl Island Homes Apartments => Only £60 per month**



# ***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

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- 🎯 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 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*