

## STUDIO FOR SALE IN SKY SAKARYA

Sky Sakarya First Floor Studio Apartment for Sale We are pleased to present this luxury studio apartment in one the sought-after projects in Famagusta city centre. Consisting of two blocks, Sky Sakarya is a favourite place to live amongst those who seek a well-managed property. The apartment consists of ground floor shops and offices, as well as thirteen floors of residential units. Our resale unit, never lived in before is on the first floor. Total living area is 46 m<sup>2</sup>; according to the contract, the site is under construction and is due for delivery in on 15 June 2024. Included in the price are: ? VAT paid ? Air conditioning ? LED lights Construction-level features: ? Earthquake resistance technology ? Heat & sound insulation ? Double-glazed windows Internal luxury features: ? Quartz kitchen countertop ? Floor heating in bathroom ? Heated towel rack in bathroom ? Wall hung toilet with soft close seat ? LED lights Extra comfort with: ? Fast internet infrastructure ? Smart home infrastructure ? 2200 m<sup>2</sup>; of shopping centres, cafes, restaurants, offices ? Indoor pool ? Gym & fitness ? Turkish Hamam ? Steam bath ? Spa centre ? 163 parking spaces ? Vehicle charging station ? Kids playground ? Bicycle station ? Solar energy panel ? Beauty centre Extra security with ? Elevator cards ? Reception & lobby ? Generator Sky Sakarya as permanent residence: Luxury, comfort, security, walking distance to local amenities Sky Sakarya as Buy to Let: Rents are 20% higher, the building is well-managed Local amenities at walking distance: ? Magusa Arena: Handball, Volleyball, Basketball ? Banks: IsBank, Creditwest, Limasol T&uuml;rk Kooperatif, Albank, ING ? Shopping centres: City Mall, Molto (Old Lemar) Shopping Mall, LC Waikiki Food: ? Ezic (salmon, squid, shrimp, burgers, pizza, goujons, noodle, dessert) ? Ekor Premier (breakfast, ice cream, pasta, simit, pogaca, baklava, cold sandwiches, kofte) ? Cafe 5 (burgers, mulled wine) ? Cortado, Mardo & Loof (cheesecake, hot & cold drinks, breakfast) ? The Shamrock (pizza, kentucky, snacks, wraps, hookah, drinks) Universities: ? EMU University ? Ada Kent University Local Amenities : Magusa Arena, Banks, Shopping Centres Universities : EMU, Ada Kent Hospital : Walking distance Beaches : 7 minute drive













