

## LUXURY FOUR BEDROOM VILLAS

**LUXURY FOUR BEDROOM VILLAS** These four bedroom villas are located on a site consisting of 43 low-rise properties, on Turkish land with Turkish Title Deeds, only 750 metres away from the Mediterranean Sea. With two communal pools, children's playground, and tennis court on site, the site is also conveniently located close to Bogaz Port Marina, restaurants, bars, ATM, two renowned schools, 10 minute drive to hospital, and 20 minute drive to Famagusta and EMU University. All units are equipped with fireplace, heated floors, VRF air conditioning throughout, fully kitted kitchen, ceramic flooring, terraces and private gardens on both sides, and at least one allocated parking space. Three bedrooms with en-suite bathrooms are situated on the first floor, and the fourth bedroom is on the ground floor. There is also an extra room on the ground floor next to the American-styled kitchen, which can be used as a larder/pantry/store room. Closed living area is 202 m<sup>2</sup>, terrace area is 100 m<sup>2</sup>, plot area is 415-575 m<sup>2</sup>, the site is under construction and is due for delivery in Dec 2025. Payment plan consists of 35% upon signing the contract, 40% payments in installments until key handover, and 25% monthly payments for the next 6 months. Key notes ? Individual Turkish Title Deeds ? Sea view ? VRF air conditioning throughout ? Private BBQ area ? Fireplace ? Heated floors ? Terraces and private gardens on both sides ? Two good-sized communal pools ? Tennis court ? Children's playground ? Secured with guard and CCTV ? Trees and green spaces ? 750 metres to Bogaz Port Marina ? Flexible payment plan ? Allocated parking spaces







