

## DETACHED FIVE BEDROOM VILLA FOR SALE (LA ISLA, ISKELE OTUKEN)

DETACHED FIVE BEDROOM VILLA FOR SALE (LA ISLA, ISKELE OTUKEN) We're pleased to present this detached five bedroom villa for sale, located in a sought-after site, 850 metres from the sandy beaches of Iskele, North Cyprus. Most daily needs and activities are met without leaving the site, since supermarket, pharmacy, &nbsp;patisserie, gym, restaurant, cafe, basketball and tennis court are built on-site. The famous Long Beach is a 5-minute drive away, and schools and medical centres are at 3-10 minutes drive distance. There are a total of 196 units, consisting of 93 villas and 103 apartments, within a gated complex with 24/7 security and CCTV. Detached 5+1 Villa Layout: GROUND FLOOR ? Carport ? Barbeque area ? Lounge, Terrace ? Kitchen, Cellar ? Cloak room, Guest WC ? Bedroom 1 (Master bedroom with en-suite & walk-in wardrobe) ? Bedroom 2 FIRST FLOOR ? Ironing room ? Bedroom 3 (Master bedroom with en-suite & walk-in wardrobe) ? Bedroom 4 (Master bedroom with en-suite & wardrobe area) ? Bedroom 3 (Master bedroom with en-suite) Building features: ? Central air conditioning system ? Central internet, central satellite system ? Solar panel infrastructure ? Thermal insulation ? Double-glazed windows ? Eco-friendly water faucets Total living area is 407 m<sup>2</sup> (270 m<sup>2</sup> closed area), the site is under construction and is due for delivery in February 2026. Site facilities: ? Gated complex with 24/7 security ? Restaurant, cafe ? Sports centre (gym), spa ? Supermarket, patisserie, pharmacy ? Kids club ? BBQ area ? Outdoor pools ? Allocated parking ? Dog park, botanic garden ? Basketball court, tennis court The site was designed by the renowned architect, Asst. Prof. Dr. Fevzi &Ouml;zersay, with connecting the environment and functions in mind. Attention to detail, correct use of proportions and spaces, harmony of the designed homes, design of social and green areas, attention to pets, and all-in-all a holistic approach have been considered for this site.





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| <b>5+1</b><br>villa | General Area<br><b>648 m<sup>2</sup></b> | Net Closed Area<br><b>270 m<sup>2</sup></b> | Parking Garage<br><b>46 m<sup>2</sup></b> | Roof<br><b>91 m<sup>2</sup></b> | Total<br><b>407 m<sup>2</sup></b> |
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\*The images in the catalog are representative.

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|  <b>+5</b><br>5 bedrooms |  <b>+5</b><br>5 bathrooms & wc | <br>Optional pool | <br>2 cars parking | <br>renewable energy | <br>environmentally friendly materials |
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