

## Venice residential complex

Location **Iskele, Long Beach**



### About the project



Developer	<b>DEM's Construction</b>	
Start of sale	<b>01.09.2023</b>	
Key handover	<b>2029</b>	
Houses/blocks	<b>9</b>	
Building floor	<b>10</b> Min	<b>10</b> Max
Units total	<b>252 - Studio, 252 - 1+1, 277 - 2+1</b>	

Distance to the sea - 1500 m

Distance to key locations:

12 km to the university, FAMAGUSTA - 15 KM, ERCAN AIRPORT - 30 KM, BEACH - 1,5 KM

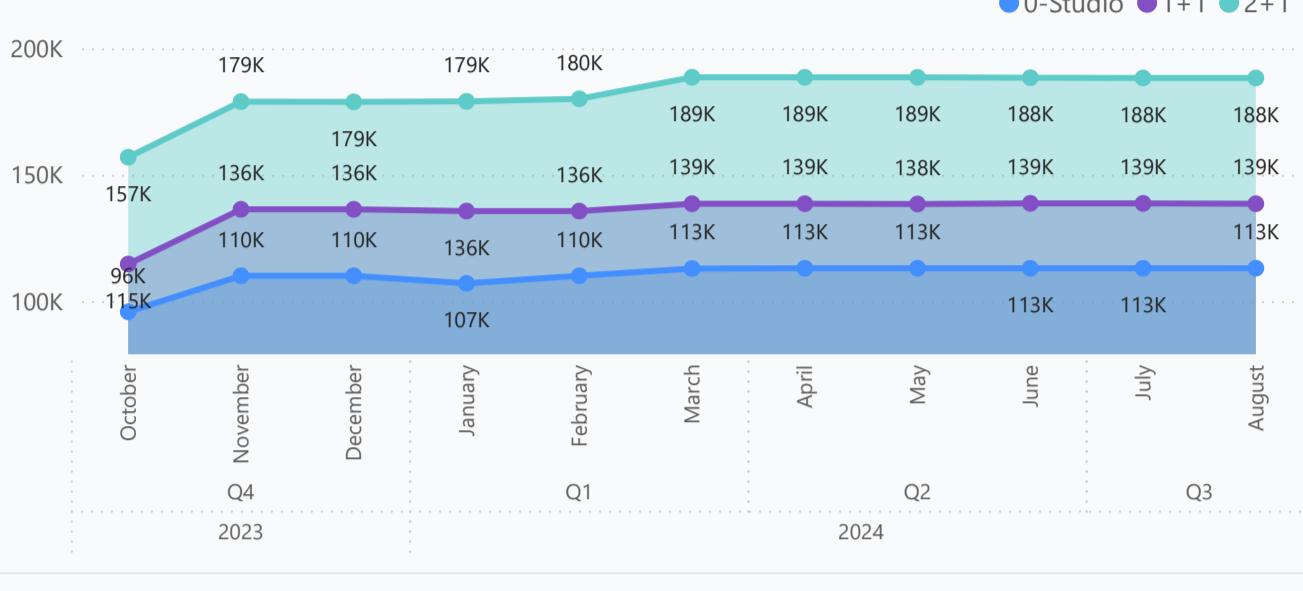
Venice Resort Complex is nestled in the heart of Northern Cyprus's most rapidly developing region, along the stunning Long Beach coastline. The complex will comprise 9 identically designed and constructed buildings, offering a vibrant mix of tourist and everyday amenities.

### Complex infrastructure

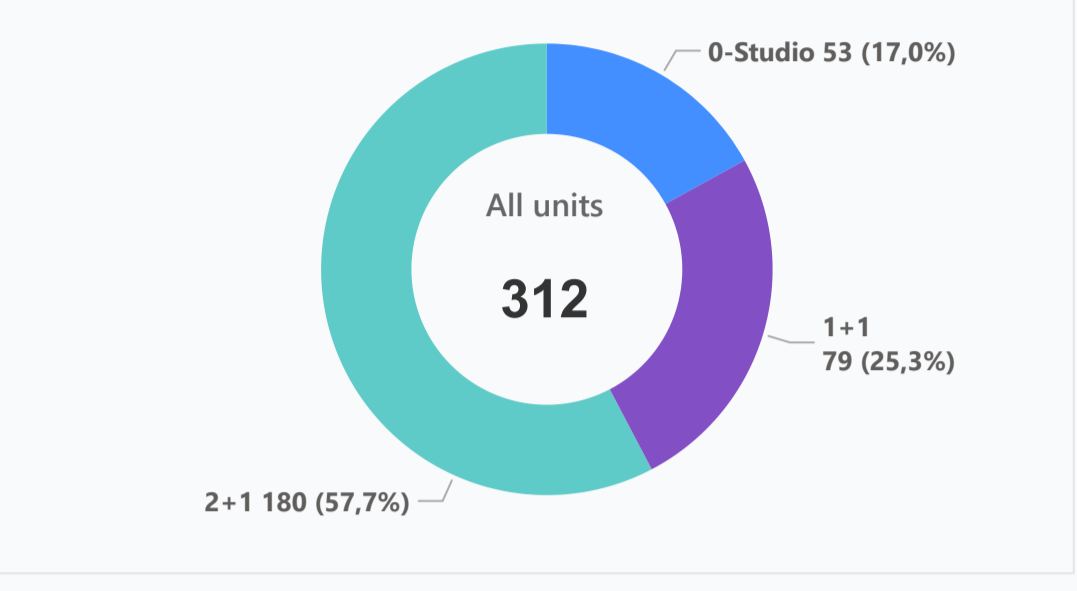
Aqua park	Bar	BBQ area	Beauty salon	Café	Commercial property	Fitness centre	Hamam	Indoor pool	Kid's pool
Lobby	Lounge	Massage rooms	Open pool	Parking	Pharmacy	Restaurant	Roof bar	Sauna	Shops
Shuttle service	Supermarket								

### Available units 312 / 792 total

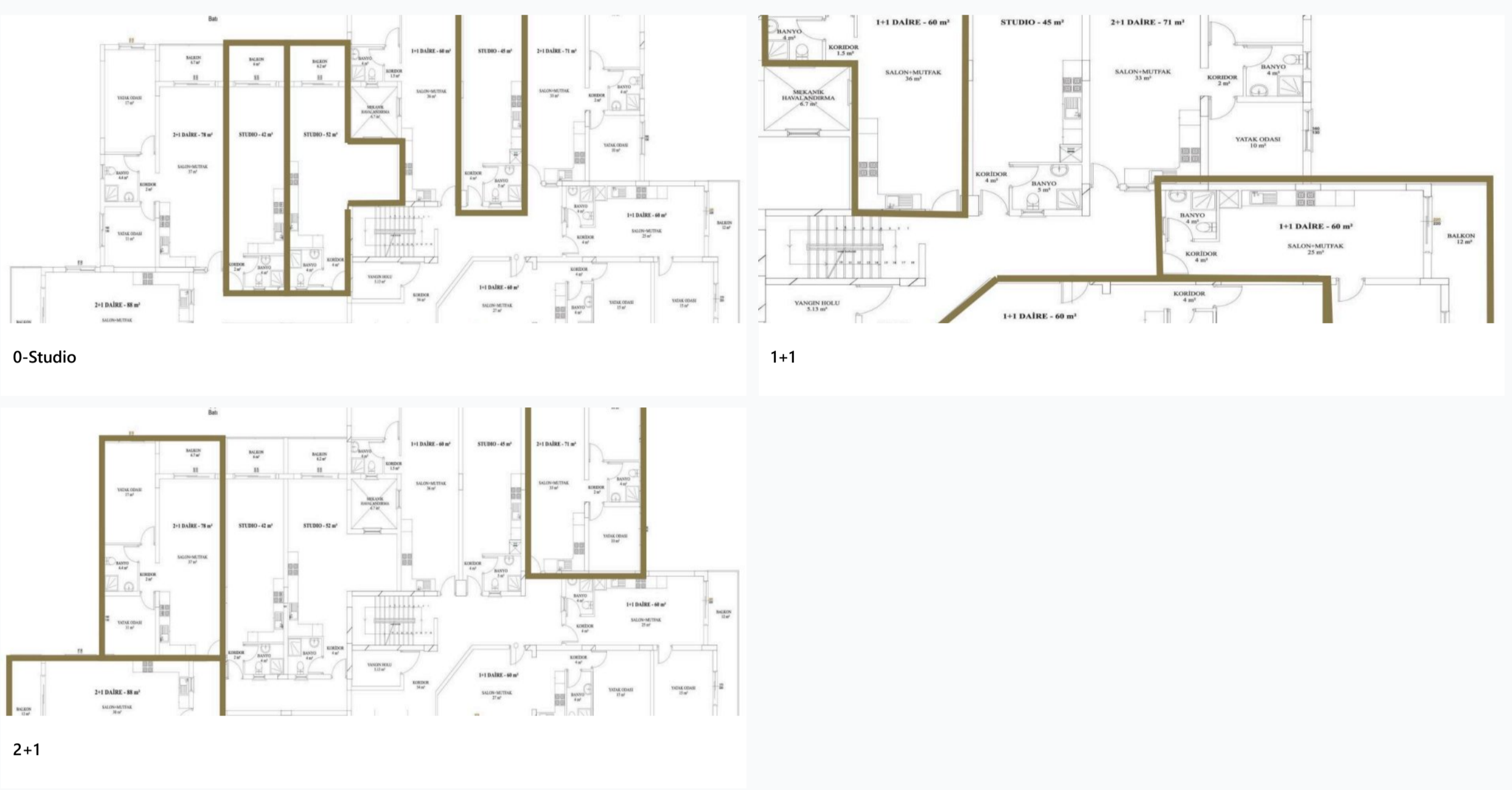
#### Median price per unit, K GBP



#### Structure of available units



### Plans



### Payment plans

Deposit (non-refundable) 5000 GBP for a month

Option	Down payment	Installments months	Discount	Offer
Option 1	40 %	15 (1-2-3 blocks)	-	-
Option 2	40 %	39 (4-5-6 blok)	-	-
Option 3	40 %	63 (7-8-9 blok)	-	-
Option 4	-	-	-	-

### Special offer

Fully furnished design package

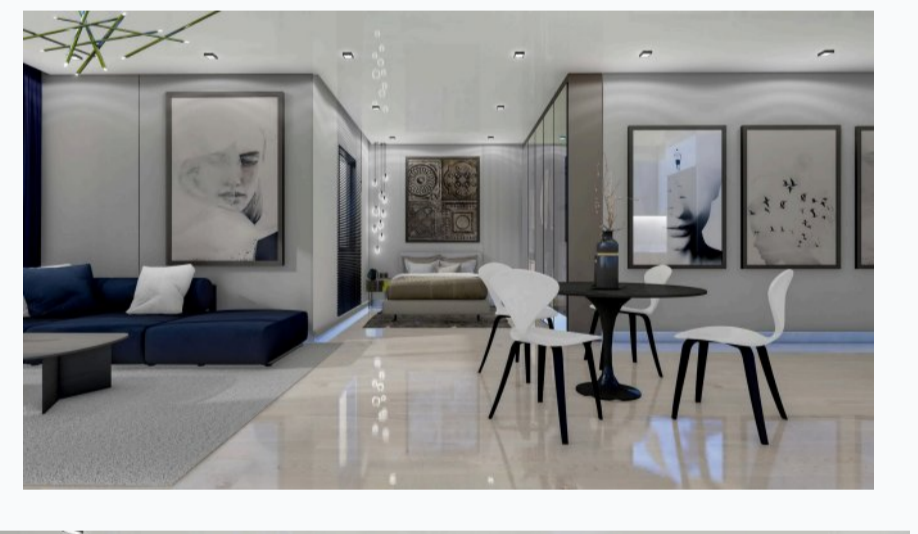
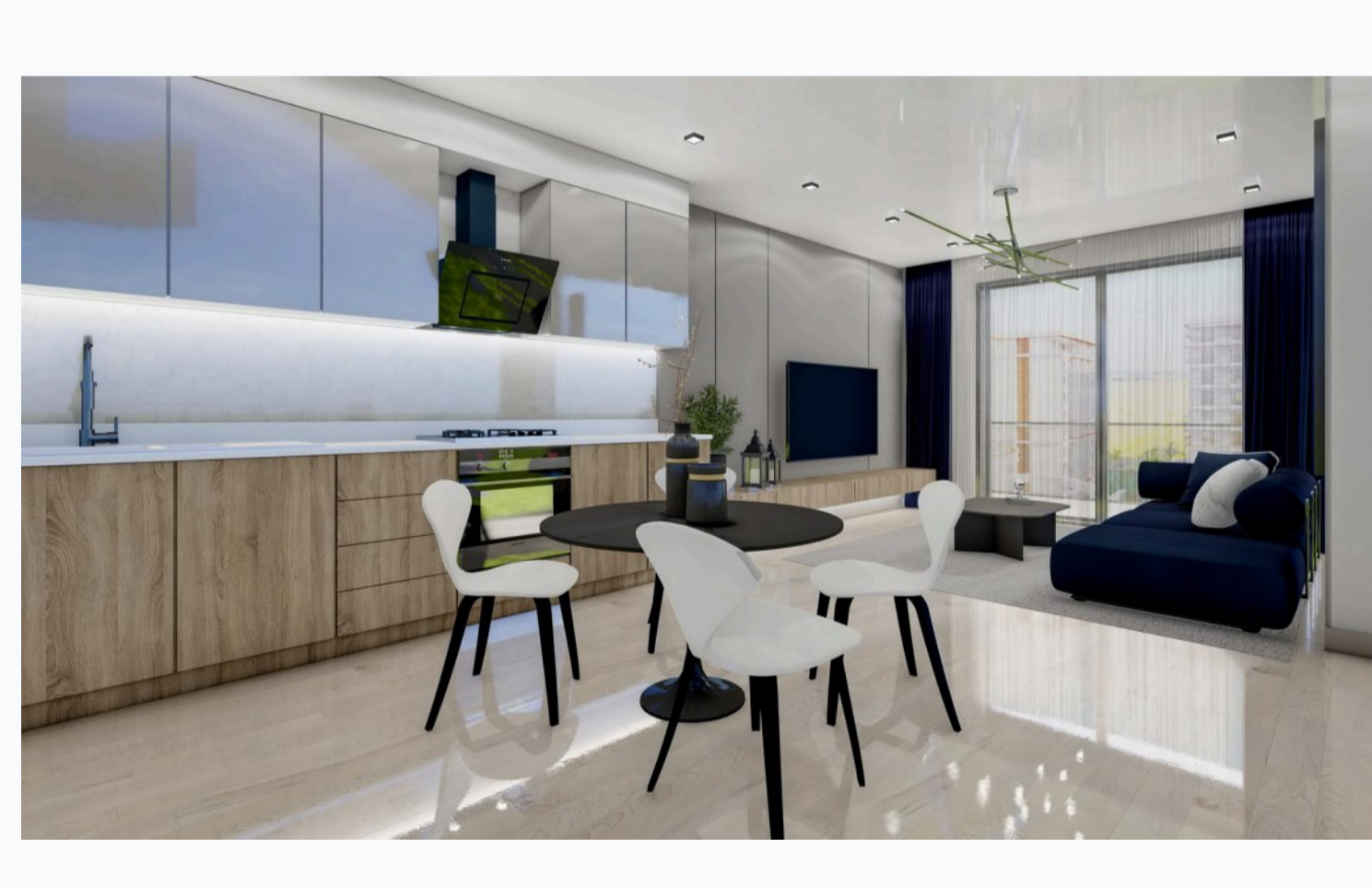
Rental guarantee

Trafo 2500 GBP	Resale after 50%	Maintenance fee Studio 50 GBP	Rental services 40 %
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### Details

Bedrooms	Subtype	Block	Unit №	Floor	View	Bathroom	Internal area, sq. m	Balcony/ Terrace, sq. m	Rooftop terrace, sq. m	Garden, sq. m	Gross covered area, sq. m	Current price, GBP	Price per sqm, GBP
0-Studio	Flat	8	78	08			45	6			51	104 500	2 049
0-Studio	Flat	8	84	08			52	6			58	107 000	1 845
0-Studio	Flat	8	58	08			52	6			58	113 500	1 957
0-Studio	Flat	8	76	08			52	6			58	116 000	2 000
0-Studio	Flat	9	4	08			52	6			58	121 750	2 089
0-Studio	Flat	9	75	09			42	6			48	104 750	2 182
0-Studio	Flat	9	60	09			45	6			51	103 000	2 020
0-Studio	Flat	9	69	09			45	6			51	105 000	2 059
0-Studio	Flat	9	78	09			45	6			51	110 000	2 157
0-Studio	Flat	9	40	09			52	6			58	116 000	2 000
0-Studio	Flat	9	58	09			52	6			58	118 000	2 034
0-Studio	Flat	9	76	09			52	6			58	130 000	2 241
0-Studio	Flat	9	84	09			52	6			58	140 000	2 414
1+1	Flat	1	5	0			60	6			66	144 650	2 192
1+1	Flat	1	9	0			60	10			70	149 160	2 131
1+1	Flat	1	8	0			60	12			72	152 570	2 119
1+1	Flat	1	26	02			60	12			72	145 200	2 017
1+1	Flat	1	35	03			60	12			72	146 300	2 032
1+1	Flat	1	44	04			60	12			72	147 400	2 047
1+1	Flat	1	54	05			60	10			70	148 500	2 121
1+1	Flat	1	77	08			60	6			66	159 500	2 417
1+1	Penthouse	1	85	09			60	6			66	192 500	2 917
1+1	Flat	2	59	01			60	6			66	149 160	2 260
1+1	Flat	2	68	01			60	6			66	153 250	2 323
1+1	Flat	2	9	01			60	10			70	151 340	2 161
1+1	Flat	2	72	01			60	10			70	154 000	2 200
1+1	Flat	2	62	01			60	12			72	152 350	2 116
1+1	Flat	2	8	01			60	12			72	153 340	2 130

### Interior specification



### Interior specification

60/120cm high quality floor tiles	Ceramic flooring	Kitchen cabinets up to the ceiling	Spot lighting
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### Exterior specification



### Exterior specification

Glass fence balcony	Landscape design
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### Location of complex

