

## La Joya Perla - Phase 2 residential complex

Location **Iskele, Bahçeler**



### About the project



Developer	<b>DND Homes</b>	
Start of sale	<b>01.01.2024</b>	
Key handover	<b>2027</b>	
Houses/blocks	<b>4</b>	
Building floor	<b>2</b> Min	<b>2</b> Max
Units total	<b>14 - Studio, 70 - 1+1 Loft, 44 - 2+1</b>	

Distance to the sea - 850 m

Distance to key locations:

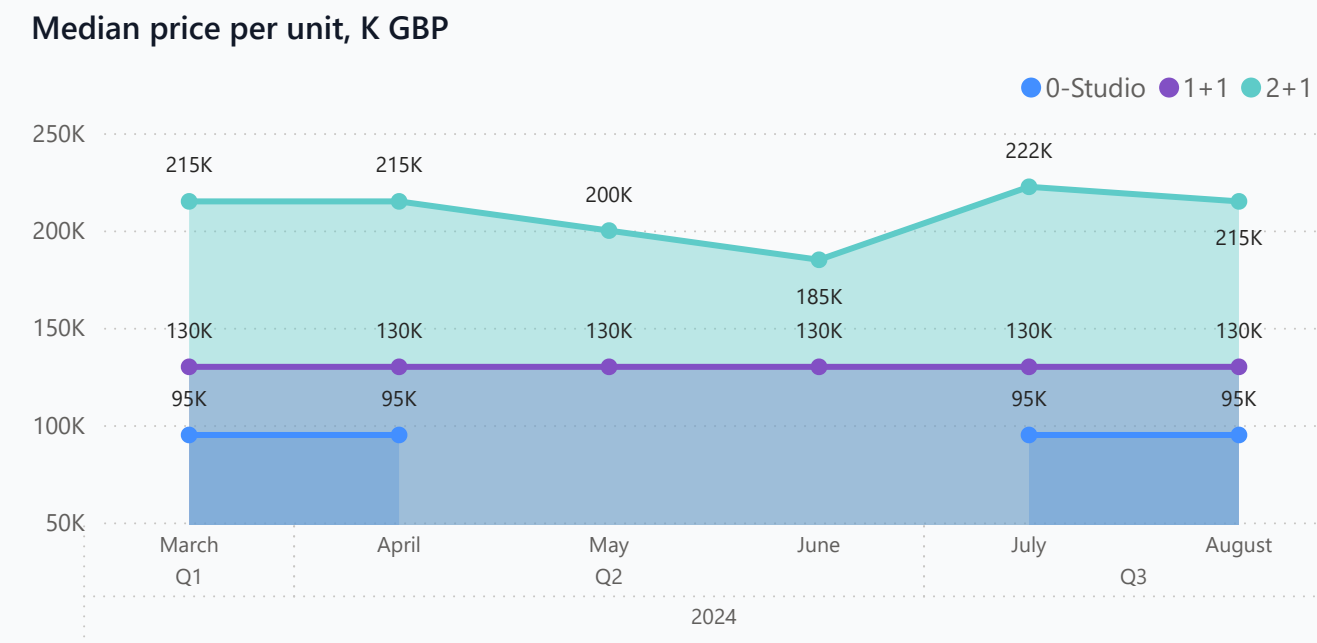
Famagusta - 22 km. Ercan Airport - 49 km. School - 15 km.  
 Beach club - 700 m. Shopping center - 2.5 km. Hospital - 3 km.

This is the 2nd phase of La Joya Perla Project. La Joya Perla is an exclusive luxury residential project located in Bahçeler/Iskele, offering a unique blend of elegance, comfort, and extraordinary design.

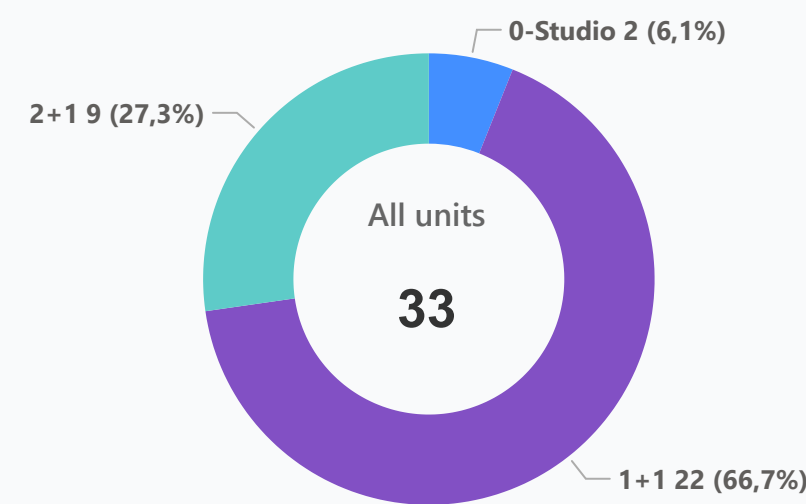
### Complex infrastructure

- Aqua park ✔
- Beauty salon ✔
- Central generator ✔
- Central heating System ✔
- Central satellite ✔
- Fitness centre ✔
- Indoor pool ✔
- Kid's playground ✔
- Open pool ✔
- Smart home ✔
- Supermarket ✔
- Tennis court ✔

## Available units **33** / 128 total



### Structure of available units



### Plans

#### STUDIO RESIDENCE (0+0)

Living Room - Kitchen **26m<sup>2</sup>**  
 WC-Bathroom **4m<sup>2</sup>**  
 Balcony **3,60m<sup>2</sup>**  
 Total Close Area **33,60m<sup>2</sup>**  
 Garden **6m<sup>2</sup>**  
 Common Use Area **6m<sup>2</sup>**

GRAND **126m<sup>2</sup>**

#### LUXURY GARDEN SUITE (2+1)

	GRAND	PREMIER
Living Room - Kitchen	30m <sup>2</sup>	30m <sup>2</sup>
WC-Bathroom	4,5m <sup>2</sup>	4,5m <sup>2</sup>
Hall	2,5m <sup>2</sup>	2,5m <sup>2</sup>
Bedroom	11,5m <sup>2</sup>	11,5m <sup>2</sup>
Bedroom	11,5m <sup>2</sup>	11,5m <sup>2</sup>
<b>Total Use Area</b>	<b>60m<sup>2</sup></b>	<b>60m<sup>2</sup></b>

### 0-Studio

### 2+1

#### LOFT RESIDENCE (1+1)

Living Room - Kitchen **23m<sup>2</sup>**  
 WC-Bathroom **4m<sup>2</sup>**  
 Bedroom **13,5m<sup>2</sup>**  
 Balcony **3m<sup>2</sup>**  
 Total Close Area **43,5m<sup>2</sup>**  
 Roof Terrace Area **23m<sup>2</sup>**  
 Common Use Area **7m<sup>2</sup>**

GRAND **73,5m<sup>2</sup>**

### 1+1

### Payment plans

Deposit (non-refundable) 5 %

Option	Down payment	Installments months	Discount	Offer
Option 1	35 %	45% till key, 20%...	-	-
Option 2	50 %	30% till key, 20%...	-	-
Option 3	45 %	55% till key + 30%...	-	No payment up to 6 months ...
Option 4	-	-	-	-

### Special offer

Fully furnished design package

Rental guarantee

Trafo 1500 GBP

Resale -

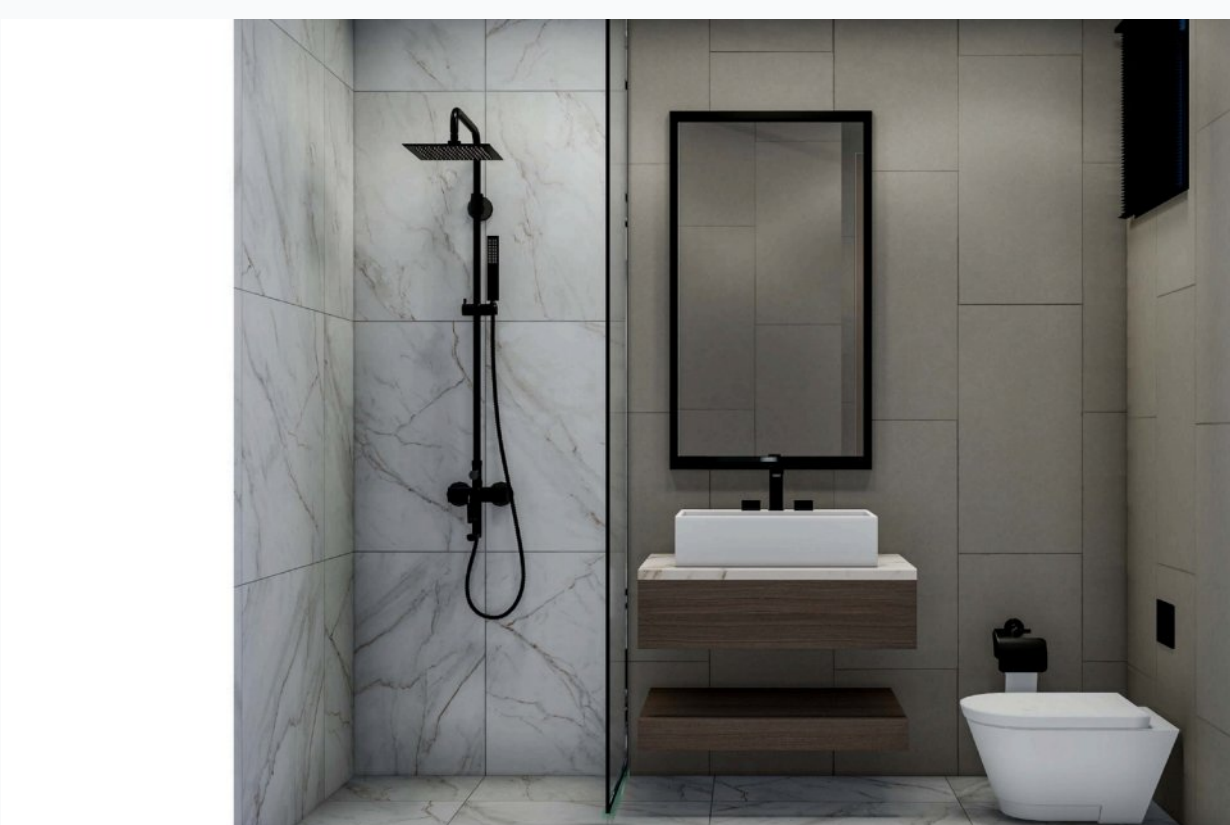
Maintenance fee 60-120 GBP

Rental services -

### 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	A	A13	0			34			6	46	94 900	2 063
0-Studio	Flat	A	A6	0			34			6	46	94 900	2 063
1+1	Loft	C	C16	01			44		23		74	129 900	1 755
1+1	Loft	C	C17	01			44		23		74	129 900	1 755
1+1	Loft	C	C18	01			44		23		74	129 900	1 755
1+1	Loft	C	C21	01			44		23		74	129 900	1 755
1+1	Loft	C	C22	01			44		23		74	129 900	1 755
1+1	Loft	C	C23	01			44		23		74	129 900	1 755
1+1	Loft	C	C25	01			44		23		74	129 900	1 755
1+1	Loft	C	C26	01			44		23		74	129 900	1 755
1+1	Loft	C	C29	01			44		23		74	129 900	1 755
1+1	Loft	C	C31	01			44		23		74	129 900	1 755
1+1	Loft	D	D14	01			44		23		74	129 900	1 755
1+1	Loft	D	D15	01			44		23		74	129 900	1 755
1+1	Loft	D	D16	01			44		23		74	129 900	1 755
1+1	Loft	D	D17	01			44		23		74	129 900	1 755
1+1	Loft	D	D18	01			44		23		74	129 900	1 755
1+1	Loft	D	D23	01			44		23		74	129 900	1 755
1+1	Loft	D	D24	01			44		23		74	129 900	1 755
1+1	Loft	D	D25	01			44		23		74	129 900	1 755
1+1	Loft	D	D31	01			44		23		74	129 900	1 755
1+1	Loft	D	D19	01			44		23		74	131 900	1 782
1+1	Loft	D	D20	01			44		23		74	131 900	1 782
1+1	Loft	D	D27	01			44		23		74	131 900	1 782
2+1	Flat	B	B4	0			68			43	123	229 900	1 869
2+1	Flat	B	B9	0			68			43	123	229 900	1 869
2+1	Loft	C	C13	01			61		58		123	184 900	1 503
2+1	Flat	D	D1	0			68			24	103	214 900	2 086

### Interior specification



### Interior specification

- Air Conditioner ✔
- Ceramic flooring ✔
- Double glazed windows ✔
- Underfloor heating ✔

### Exterior specification



### Exterior specification

- Energy saving bricks ✔
- Landscape design ✔

### Location of complex

