

## Natulux residential complex

Location **Famagusta, Küçük Erenköy**



### About the project



|                |                                     |
|----------------|-------------------------------------|
| Developer      | <b>Döveç</b>                        |
| Start of sale  | <b>01.05.2023</b>                   |
| Key handover   | <b>2026</b>                         |
| Houses/blocks  | <b>25</b>                           |
| Building floor | <b>2</b><br>Min <b>2</b> Max        |
| Units total    | <b>30 - 1+1, 46 - 2+1, 14 - 3+1</b> |

Distance to the sea - 200 m  
 Distance to key locations:  
 Airport 41 min, Supermarket 9 min, Hospital 39 min, School 42 min, Kindergarten 38 min, Shopping center 54 min.

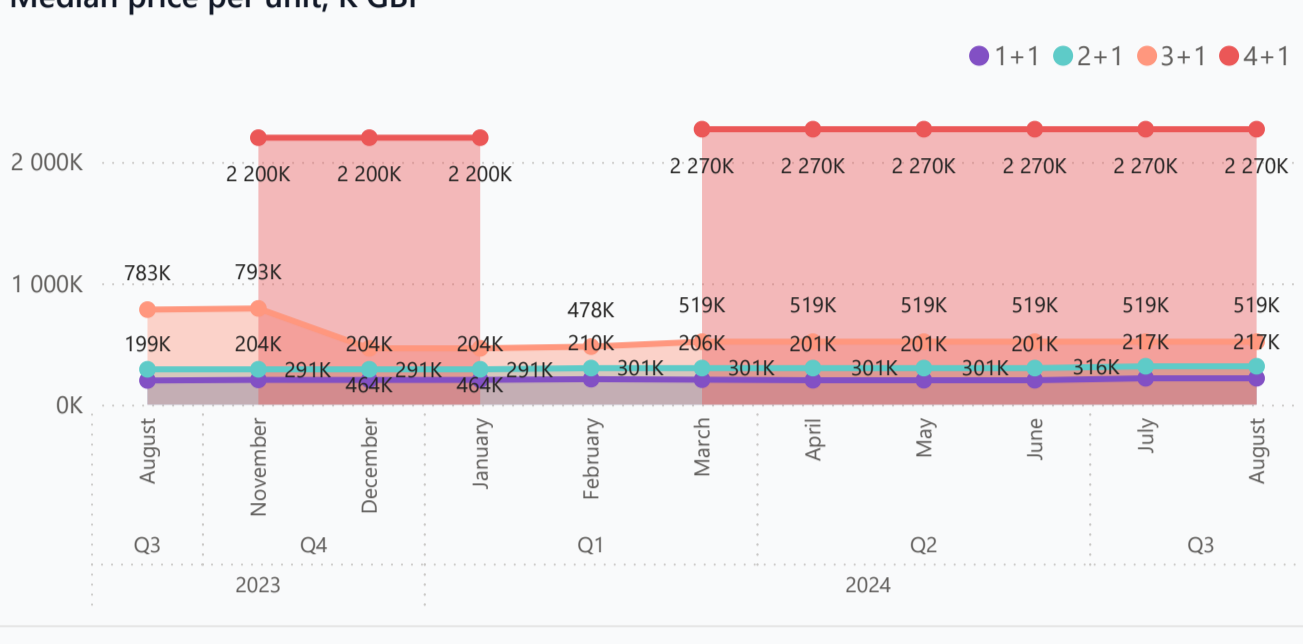
Natulux project is located in Küçük Erenköy on a particular site which is an accurate seafront site placed over the cliff edge with a unique wide angle of 270 degrees. When you first step onto the site, the feeling you get is not one with a sea view from a distance but of being in or on the sea itself. The exclusive 8 villas in the front line sits at the edge of the rocky cliff edge giving a sense of being located on the sea as opposed to looking at it from a distance. The appearance of villas from the private road at the back is of a single-floor bungalow, while in actual sense the bedroom floors are placed below the living spaces and pool located on the road level.

### Complex infrastructure

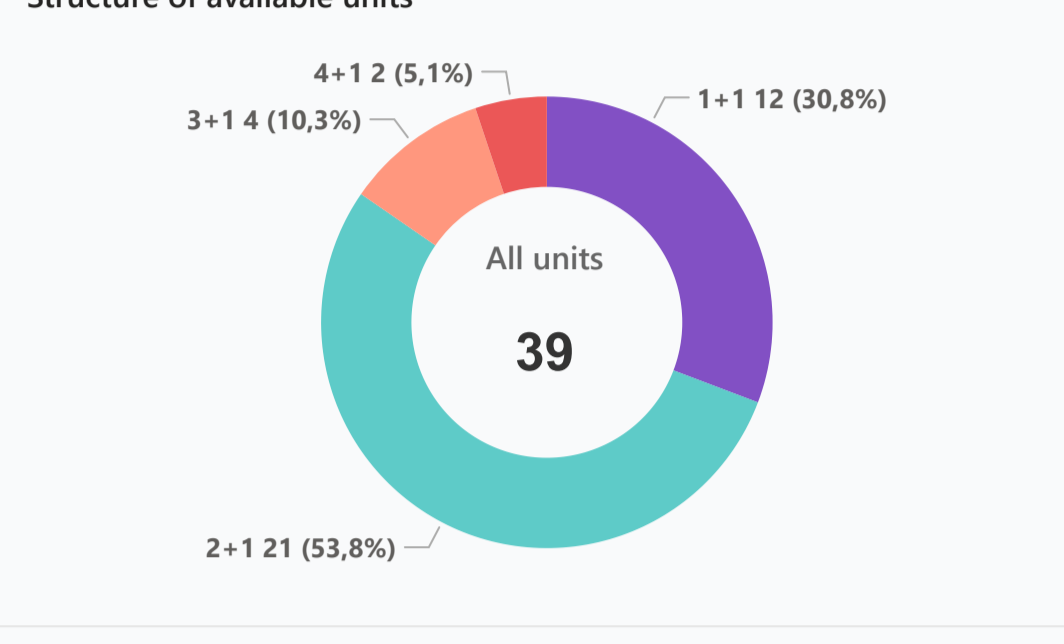
- Central generator
- Fitness centre
- Hamam
- Kid's pool
- Open pool
- Parking
- VRF system

### Available units **39** / 106 total

#### Median price per unit, K GBP



#### Structure of available units



### Plans



### Payment plans **Deposit (non-refundable) 5000-20000 GBP for a month**

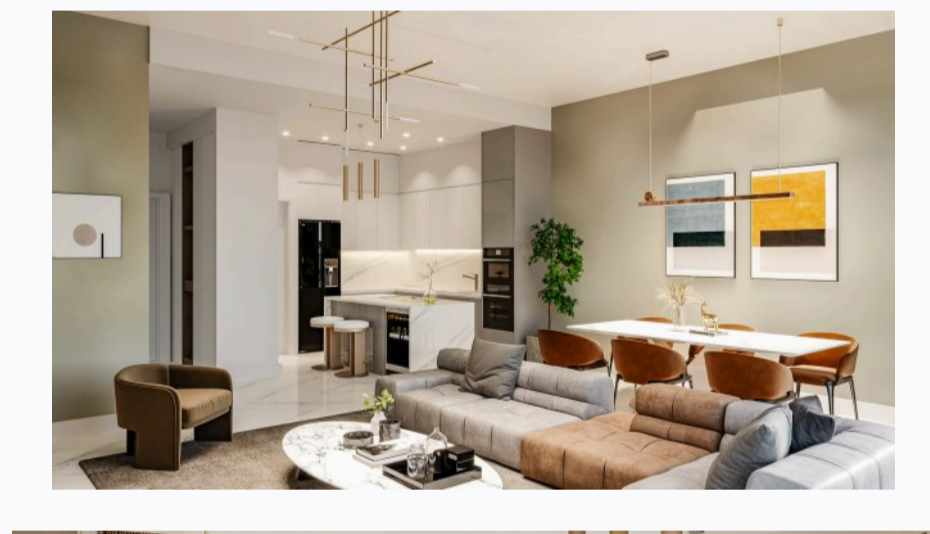
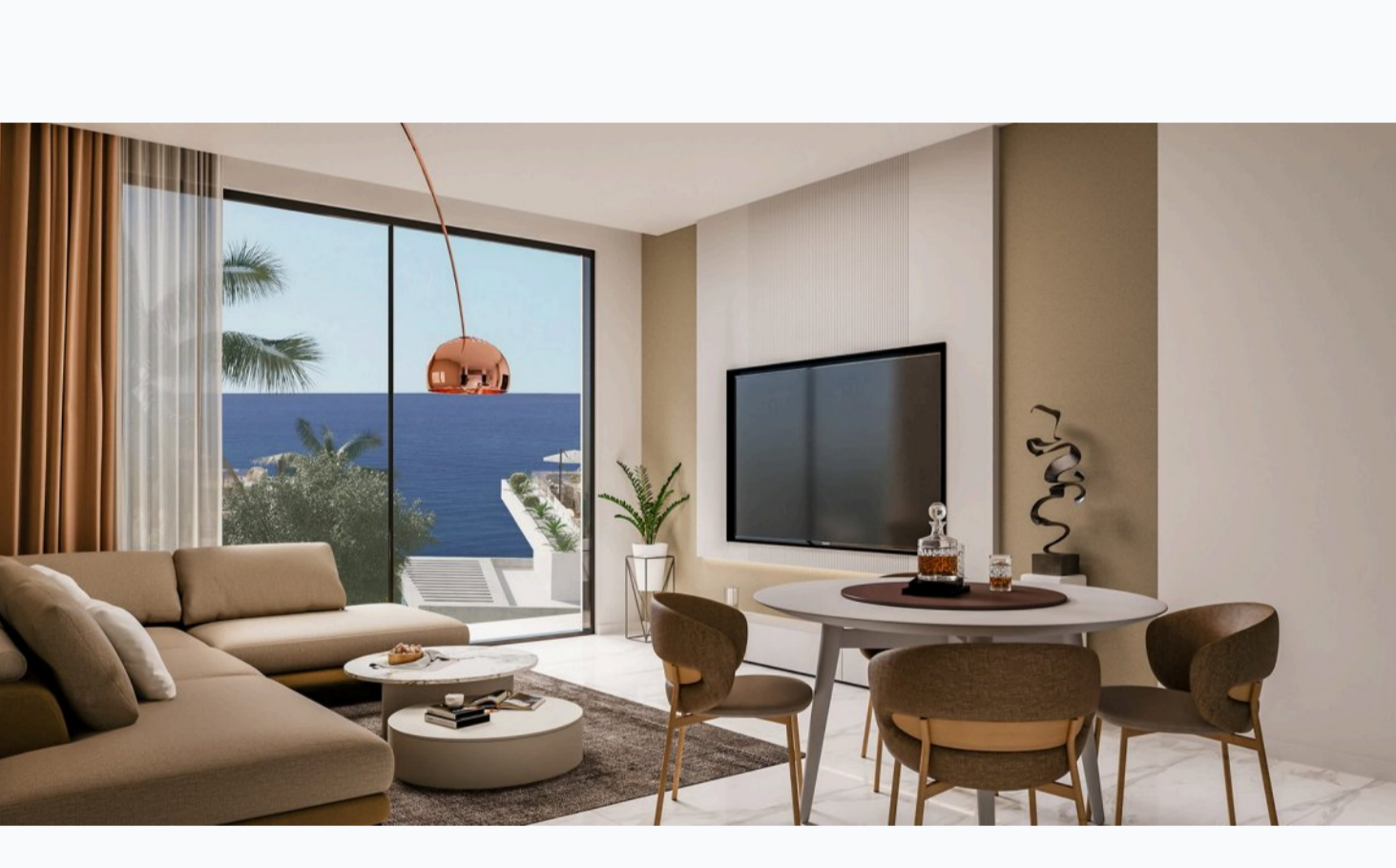
| Option   | Down payment | Installments months  | Discount | Offer |
|----------|--------------|----------------------|----------|-------|
| Option 1 | <b>35 %</b>  | 35% till key, 30%... | -        | -     |
| Option 2 | -            | -                    | -        | -     |
| Option 3 | -            | -                    | -        | -     |
| Option 4 | -            | -                    | -        | -     |

|                   |  |   |
|-------------------|--|---|
| Special offer     | <input checked="" type="checkbox"/> Fully furnished design package | <input type="checkbox"/> Rental guarantee |
| Trafo (Blank) GBP | Resale after 50%   | Maintenance fee TBD                       |
|                   |  | Rental services -                         |

### Details

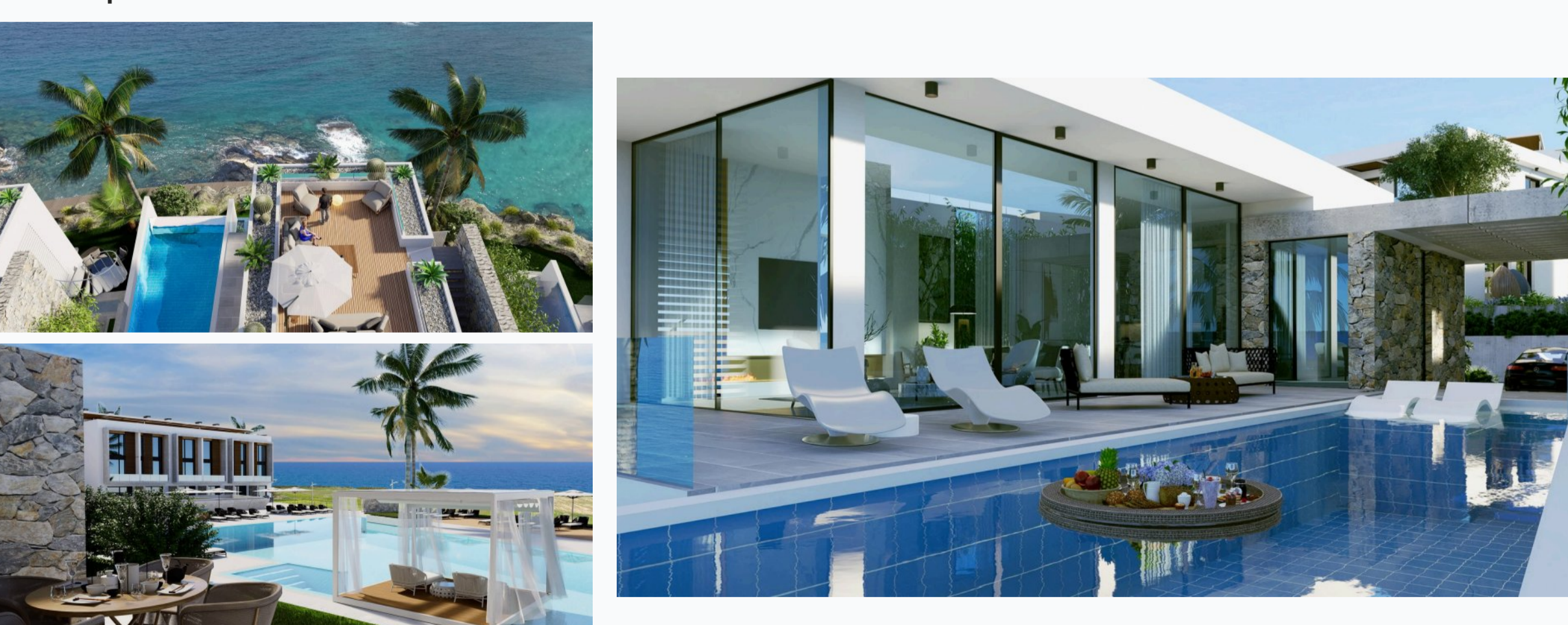
| Bedrooms | Subtype | Block | Unit № | Floor | View | Bathroom | Internal area, sq. m | Balcony/Terrace, sq. m | Rooftop terrace, sq. m | Garden, sq. m | Gross covered area, sq. m | Current price, GBP | Price per sqm, GBP |
|----------|---------|-------|--------|-------|------|----------|----------------------|------------------------|------------------------|---------------|---------------------------|--------------------|--------------------|
| 1+1      | Flat    | E1    | B2     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 214 000            | 2 932              |
| 1+1      | Flat    | E1    | C1     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 214 000            | 2 932              |
| 1+1      | Flat    | E2    | A1     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 214 000            | 2 932              |
| 1+1      | Flat    | E2    | C1     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 214 000            | 2 932              |
| 1+1      | Flat    | E2    | C2     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 214 000            | 2 932              |
| 1+1      | Flat    | E2    | B2     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 220 000            | 3 014              |
| 1+1      | Flat    | E3    | A2     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 214 000            | 2 932              |
| 1+1      | Flat    | E3    | B1     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 220 000            | 3 014              |
| 1+1      | Flat    | E3    | C1     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 220 000            | 3 014              |
| 1+1      | Flat    | E5    | A1     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 220 000            | 3 014              |
| 1+1      | Flat    | E5    | A2     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 220 000            | 3 014              |
| 1+1      | Flat    | E5    | B1     | 0     |      |          | 60                   | 13                     |                        |               | 73                        | 220 000            | 3 014              |
| 2+1      | Loft    | C     | C1     | 0     |      |          | 94                   | 6                      |                        |               | 100                       | 362 000            | 3 620              |
| 2+1      | Loft    | C     | D1     | 0     |      |          | 94                   | 6                      |                        |               | 100                       | 362 000            | 3 620              |
| 2+1      | Loft    | C     | D2     | 0     |      |          | 94                   | 6                      |                        |               | 100                       | 362 000            | 3 620              |
| 2+1      | Loft    | D2    | A3     | 01    |      |          | 96                   | 6                      | 33                     |               | 158                       | 376 000            | 2 380              |
| 2+1      | Loft    | D2    | B2     | 01    |      |          | 96                   | 6                      | 33                     |               | 158                       | 376 000            | 2 380              |
| 2+1      | Loft    | E1    | A3     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E1    | A4     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E1    | B3     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E1    | B4     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E1    | C3     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E1    | C4     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E2    | A4     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E2    | B3     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E2    | B4     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E2    | C3     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |
| 2+1      | Loft    | E2    | C4     | 01    |      |          | 86                   | 5                      | 35                     |               | 142                       | 316 000            | 2 225              |

### Interior specification



| Specification                     | Status                              |
|-----------------------------------|-------------------------------------|
| 60/120cm high quality floor tiles | <input checked="" type="checkbox"/> |
| Double glazed windows             | <input checked="" type="checkbox"/> |
| High quality internal doors       | <input checked="" type="checkbox"/> |
| High quality taps and showers     | <input checked="" type="checkbox"/> |
| Laminate flooring in the bedrooms | <input checked="" type="checkbox"/> |
| Toilet integrated in the walls    | <input checked="" type="checkbox"/> |
| Underfloor heating in bathrooms   | <input checked="" type="checkbox"/> |
| Ventilation in bathrooms          | <input checked="" type="checkbox"/> |

### Exterior specification



|                        |  |
|------------------------|--|
| Exterior specification | <input checked="" type="checkbox"/> Landscape design |
|------------------------|--|

### Location of complex

