

## Spectra residential complex

Location **Kyrenia, Lapta**



### About the project



**Developer** Emtan Construction  
**Start of sale** 01.11.2023  
**Key handover** 2027  
**Houses/blocks** 22  
**Building floor** 2 (Min) 2 (Max)  
**Units total** 12 - Studio, 64 - 1+1, 60 - 2+1, 16 - 3+1, 4 - 4+1 (Villas), 6 - Others (Villas)  
 Distance to the sea - 1200 m  
 Distance to key locations:  
 22 minutes to the center of Kyrenia, 15 minutes from a school and kindergarten and 1 minutes from a supermarket

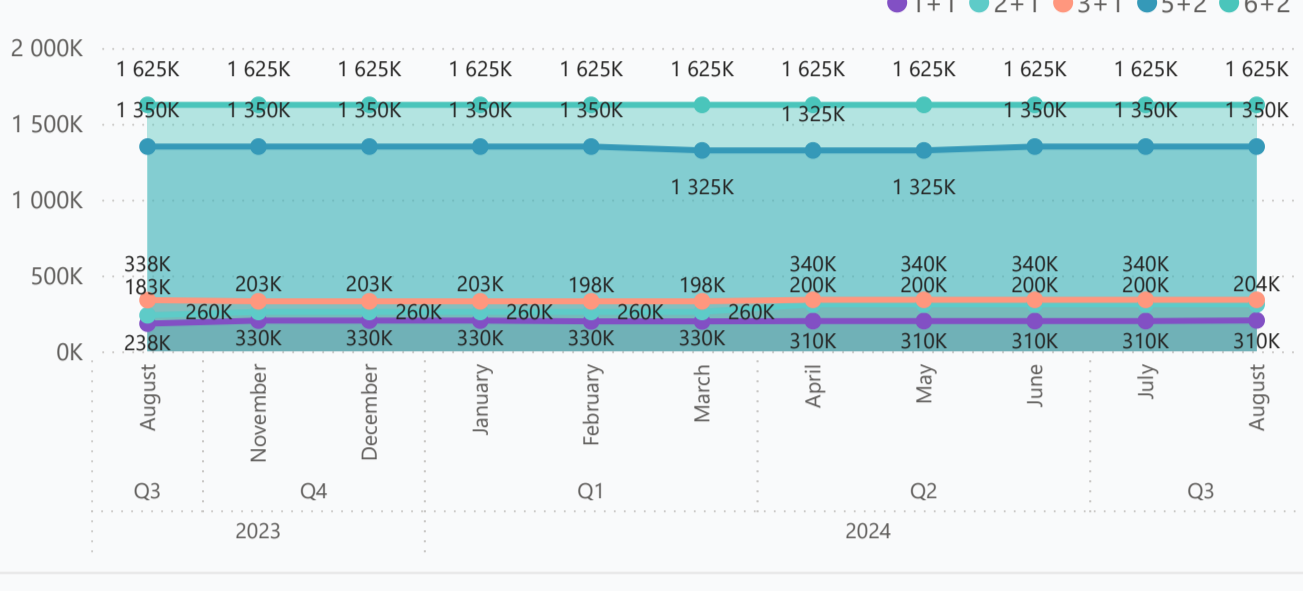
The Spectra project is located in Lapta region, which is accessible up for growth in an array of locations, close to the primary highway that leads to the city center. The vibrant colors of green and blue merge in a serene setting with the perfect mountain vista.

### Complex infrastructure

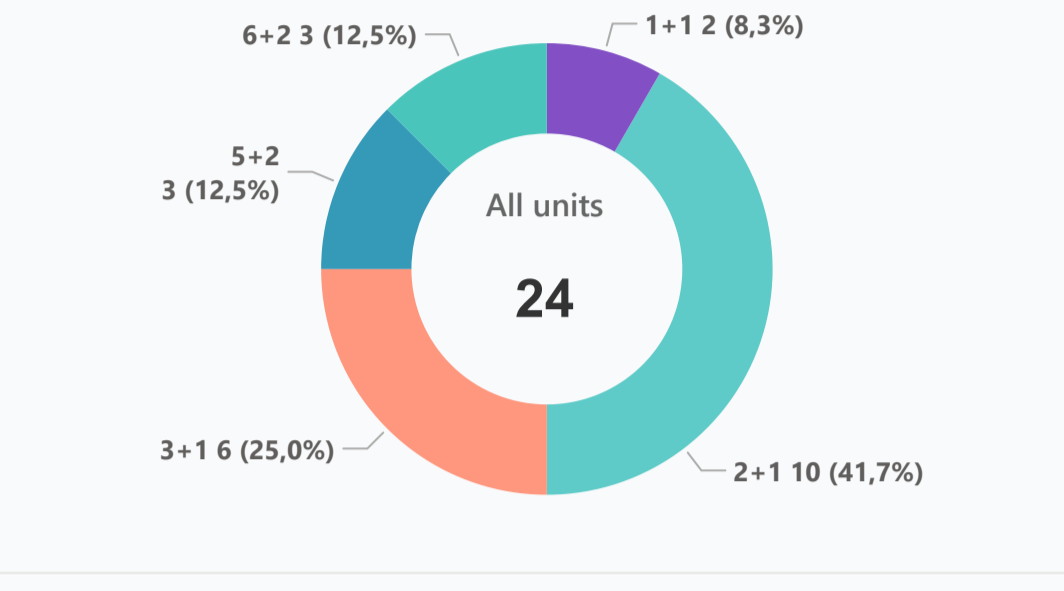
- Aqua park
- Beauty salon
- Cafe
- Central generator
- Fitness centre
- Indoor pool
- Kid's playground
- Kid's pool
- Open pool
- Restaurant
- Sauna
- Security Camera System
- Shops

### Available units 24 / 162 total

#### Median price per unit, K GBP



#### Structure of available units



### Plans



### Payment plans

Deposit (non-refundable) 4000 GBP for a month

- Option 1**  
 Down payment: 35%  
 Installments months: 30% till key, 35%...  
 Discount: -  
 Offer: -
- Option 2**  
 Down payment: -  
 Installments months: -  
 Discount: -  
 Offer: -
- Option 3**  
 Down payment: -  
 Installments months: -  
 Discount: -  
 Offer: -
- Option 4**  
 Down payment: -  
 Installments months: -  
 Discount: -  
 Offer: -

### Special offer

Fully furnished design package

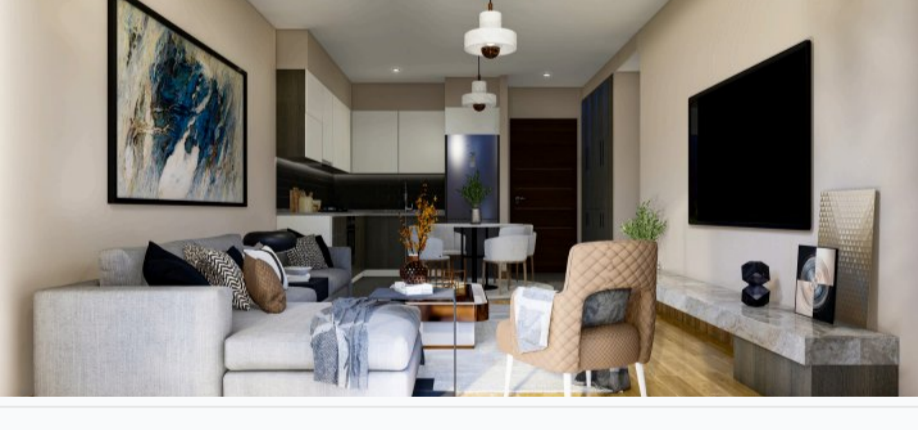
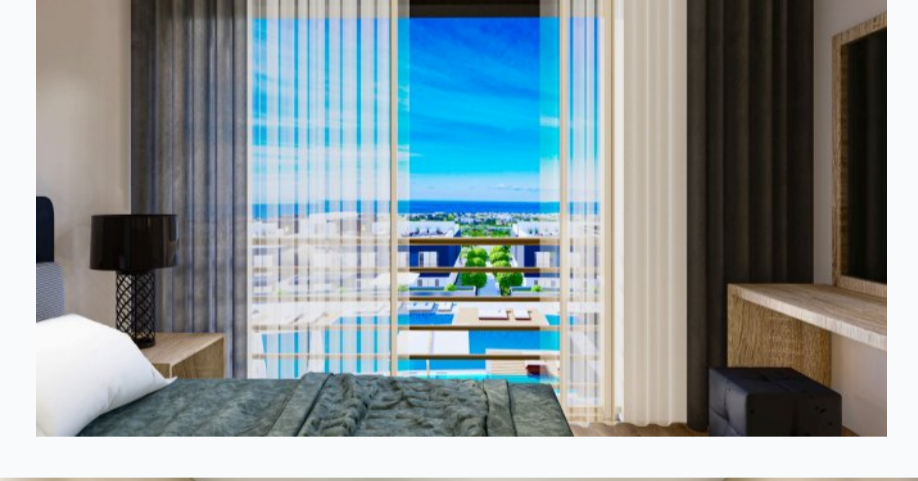
Rental guarantee

- Trafo (Blank) GBP
- Resale -
- Maintenance fee -
- 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	Mars 3	7	0						9	78	199 500	2 558
1+1	Flat	Mars 4	7	0						9	78	207 500	2 660
2+1	Flat	Earth 1	5	0						15	104	269 500	2 591
2+1	Flat	Earth 1	6	0						15	104	269 500	2 591
2+1	Flat	Earth 1	10	01					81		182	309 500	1 701
2+1	Flat	Earth 1	11	01					81		182	309 500	1 701
2+1	Flat	Earth 2	5	0						15	104	269 500	2 591
2+1	Flat	Earth 2	11	01					81		182	309 500	1 701
2+1	Flat	Earth 3	11	01					81		182	309 500	1 701
2+1	Flat	Earth 3	12	01					81		182	309 500	1 701
2+1	Flat	Earth 4	5	0						15	104	269 500	2 591
2+1	Flat	Earth 4	11	01					81		182	309 500	1 701
3+1	Flat	Neptune 1	3	0						17	141	339 500	2 408
3+1	Flat	Neptune 1	4	0						17	141	339 500	2 408
3+1	Flat	Neptune 1	2	0						17	141	427 500	3 032
3+1	Flat	Neptune 2	3	0						17	141	339 500	2 408
3+1	Flat	Neptune 2	4	0						17	141	339 500	2 408
3+1	Flat	Neptune 2	2	0						17	141	427 500	3 032
5+2	Villa	Saturn	2	0						93	90	1 299 000	2 126
5+2	Villa	Saturn	1	0						93	90	1 350 000	2 209
5+2	Villa	Saturn	3	0						93	90	1 350 000	2 209
6+2	Villa	Jupiter	2	0						106	112	1 599 000	2 206
6+2	Villa	Jupiter	1	0						106	112	1 625 000	2 241
6+2	Villa	Jupiter	3	0						106	112	1 625 000	2 241

### Interior specification



### Interior specification

- Air Conditioner
- Ceramic flooring
- Double glazed windows
- Granite kitchen worktop
- Laminate flooring in the bedrooms
- Toilet integrated in the walls

### Exterior specification



### Exterior specification

- Bar and storage cabinets on the roof
- BBQ place on the roof
- Jacuzzi
- Landscape design
- Shower on the roof terrace
- Terracing with inbuilt lighting & power sockets

### Location of complex

