

## K-Island 1 residential complex

Location Famagusta, Tatlisu



### Complex infrastructure

|         |            |       |                  |                           |             |                  |         |               |           |
|---------|------------|-------|------------------|---------------------------|-------------|------------------|---------|---------------|-----------|
| Bar     | BBQ area   | Café  | Closed territory | Fitness centre            | Indoor pool | Kid's playground | Laundry | Massage rooms | Open pool |
| Parking | Restaurant | Sauna | Tennis court     | Yoga and meditation rooms |             |                  |         |               |           |

### About the project



|                |                                               |          |
|----------------|-----------------------------------------------|----------|
| Developer      | Kensington                                    |          |
| Start of sale  | 01.05.2023                                    |          |
| Key handover   | 2026                                          |          |
| Houses/blocks  | 10                                            |          |
| Building floor | 1<br>Min                                      | 2<br>Max |
| Units total    | 46 - Studio, 28 - 1+1 Apts, 6 - 1+1 Bungalows |          |

Distance to the sea - 250 m

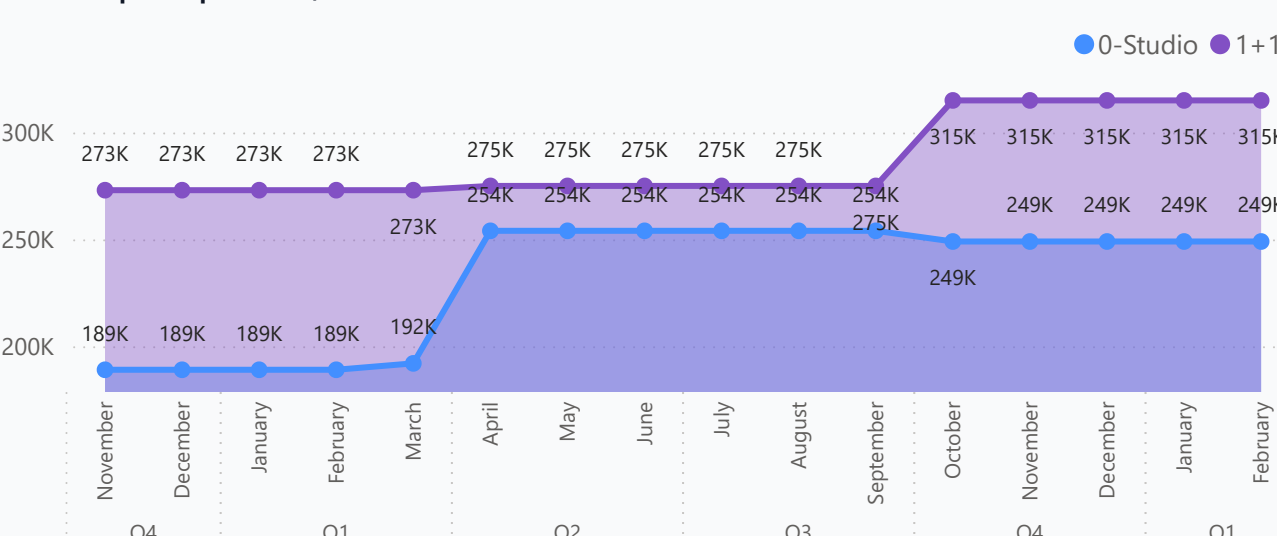
Distance to key locations:

Airport 40 min. Supermarket 2 min. Pharmacy 6 min. School 19 min. Kindergarten 18 min. Hospital 18 min.

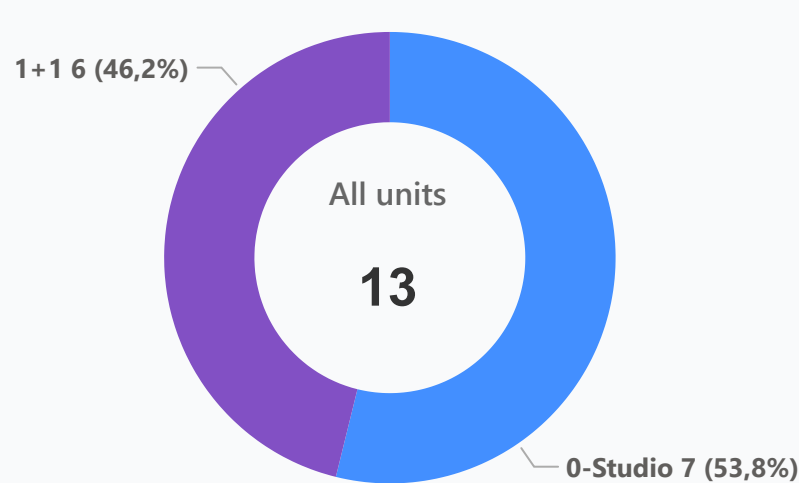
Unique Concept: K-Islands is a project divided into six unique islands, each with its own theme and atmosphere. You can choose from a variety of modern accommodation that combines modernity and comfort. Mediterranean Gardens: Residents of K-Islands will wake up to luxurious Mediterranean and subtropical gardens surrounded by palm trees and nature. Each apartment will have a terrace with views of the sea and mountains.

## Available units 13 / 80 total

### Median price per unit, K GBP



### Structure of available units



## Plans



FIRST FLOOR PLAN

0-Studio



FIRST FLOOR PLAN

1+1

### Payment plans

Deposit (non-refundable) 2000 GBP for 2 weeks, 5000 GBP for a mon...

|                                               |                                               |                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| Option 1                                      | Option 2                                      | Option 3                                      | Option 4                                      |
| <input checked="" type="radio"/> Down payment | <input checked="" type="radio"/> Down payment | <input checked="" type="radio"/> Down payment | <input checked="" type="radio"/> Down payment |
| 35 %                                          | -                                             | -                                             | -                                             |
| Installments months                           | 36                                            | -                                             | -                                             |
| Discount                                      | -                                             | -                                             | -                                             |
| Offer                                         | -                                             | -                                             | -                                             |

### Special offer

in case of 100 % full payment on contract sign - 5% discount \* for the ...

### Fully furnished design package

-

### Rental guarantee

35 %

Trafo (Blank) GBP

Resale (Blank)

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 |
|----------|---------|-------|--------|-------|------|----------|----------------------|-------------------------|------------------------|---------------|---------------------------|--------------------|--------------------|
| 0-Studio | Flat    | A     | A8     | 0     |      | 1        |                      | 16                      |                        |               | 57                        | 209 000            | 3 667              |
| 0-Studio | Flat    | A     | A9     | 0     |      | 1        |                      | 16                      |                        |               | 57                        | 209 000            | 3 667              |
| 0-Studio | Flat    | B     | B10    | 01    |      | 1        |                      | 6                       | 49                     |               | 116                       | 275 000            | 2 371              |
| 0-Studio | Flat    | B     | B15    | 01    |      | 1        |                      | 6                       | 49                     |               | 116                       | 275 000            | 2 371              |
| 0-Studio | Flat    | B     | B14    | 01    |      | 1        |                      | 8                       | 33                     |               | 81                        | 249 000            | 3 074              |
| 0-Studio | Flat    | B     | B9     | 01    |      | 1        |                      | 8                       | 33                     |               | 81                        | 249 000            | 3 074              |
| 0-Studio | Flat    | E     | E8     | 0     |      | 1        |                      | 6                       |                        |               | 43                        | 185 000            | 4 302              |
| 1+1      | Flat    | B     | B2     | 0     |      | 1        |                      | 16                      |                        |               | 73                        | 235 000            | 3 219              |
| 1+1      | Flat    | C     | C5     | 0     |      | 1        |                      | 16                      |                        |               | 73                        | 289 000            | 3 959              |
| 1+1      | Flat    | C     | C12    | 01    |      | 1        |                      | 8                       | 39                     |               | 124                       | 315 000            | 2 540              |
| 1+1      | Flat    | C     | C13    | 01    |      | 1        |                      | 8                       | 55                     |               | 129                       | 315 000            | 2 442              |
| 1+1      | Flat    | C     | C9     | 01    |      | 1        |                      | 8                       | 55                     |               | 129                       | 315 000            | 2 442              |
| 1+1      | Flat    | C     | C14    | 01    |      | 1        |                      | 8                       | 55                     |               | 129                       | 319 000            | 2 473              |

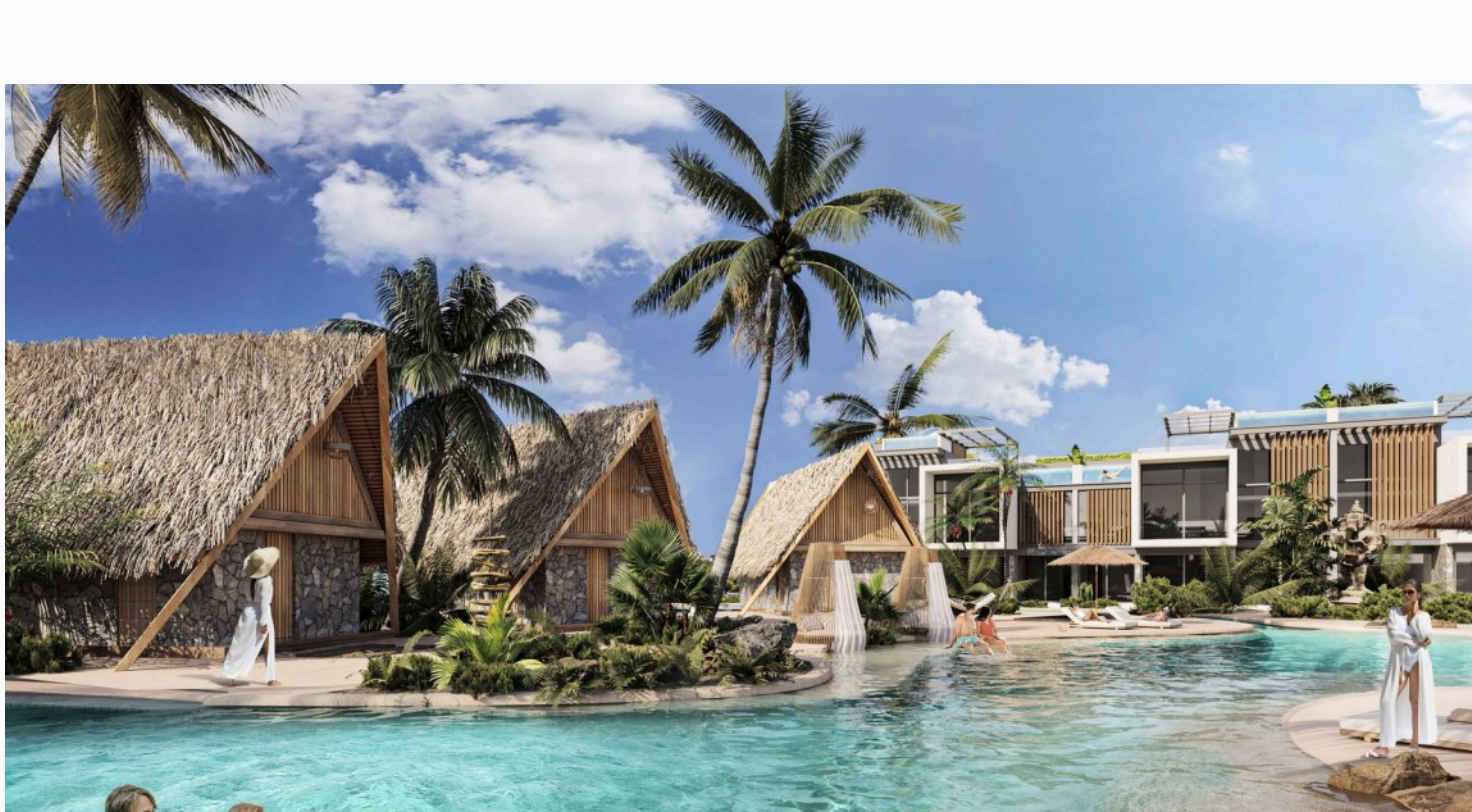
## Interior specification



### Interior specification

|                  |                       |                                     |                             |                                |
|------------------|-----------------------|-------------------------------------|-----------------------------|--------------------------------|
| Ceramic flooring | Double glazed windows | Laminating flooring in the bedrooms | Steel ladder with wood step | Toilet integrated in the walls |
|------------------|-----------------------|-------------------------------------|-----------------------------|--------------------------------|

## Exterior specification



### Exterior specification

|                |              |                                                 |
|----------------|--------------|-------------------------------------------------|
| Private Garden | Private pool | Terracing with inbuilt lighting & power sockets |
|----------------|--------------|-------------------------------------------------|

## Location of complex

