

## Viva Iskele residential complex

Location Iskele, Tuzluca



### About the project

SPPOINT  
İNŞAAT

|                |                                               |           |
|----------------|-----------------------------------------------|-----------|
| Developer      | SPoint İnşaat                                 |           |
| Start of sale  | 01.01.2025                                    |           |
| Key handover   | 2026                                          |           |
| Houses/blocks  | 3                                             |           |
| Building floor | 13<br>Min                                     | 13<br>Max |
| Units total    | 1159 apts: 310 - Studio, 692 - 1+1, 157 - 2+1 |           |

Distance to the sea - 5500 m

Distance to key locations:

1 km - Tuzluca, 1,5 km - Çayırova, Bogaz - 7 km

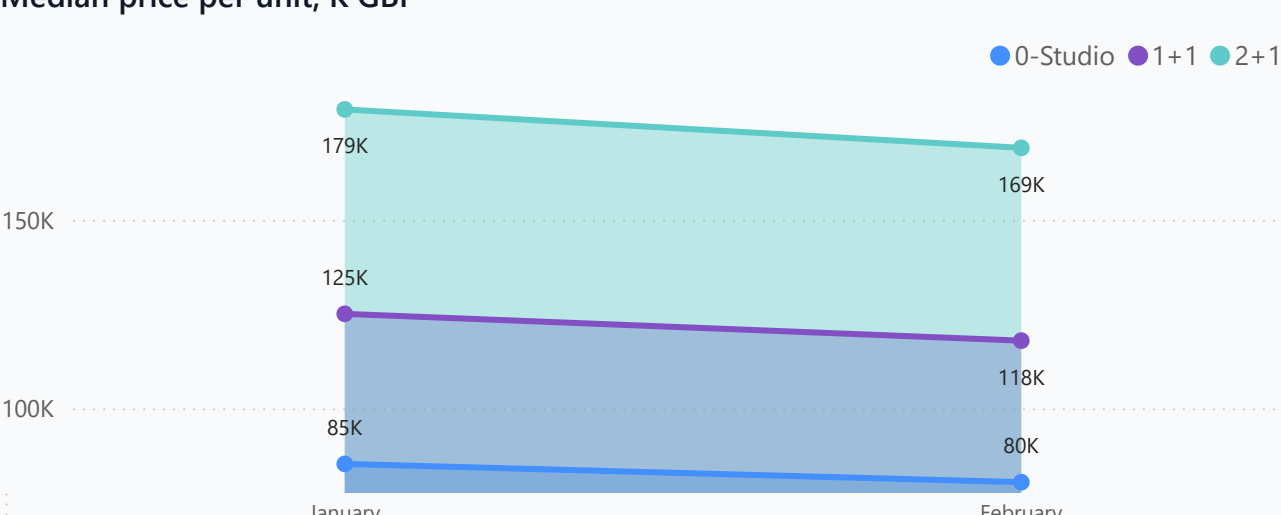
SPOINT Construction is bringing a unique urban life to life in the most exclusive area of Cyprus with the Viva Iskele project. The project, consisting of 1159 apartments and 10 commercial areas and a construction area of 73,000 square meters, brings together island life and metropolitan life, while introducing investors to the privileges of a new living center concept. At the same time, the project offers quality, comfort and security together with its technological superiority, high standards and environmental sensitivity.

### Complex infrastructure

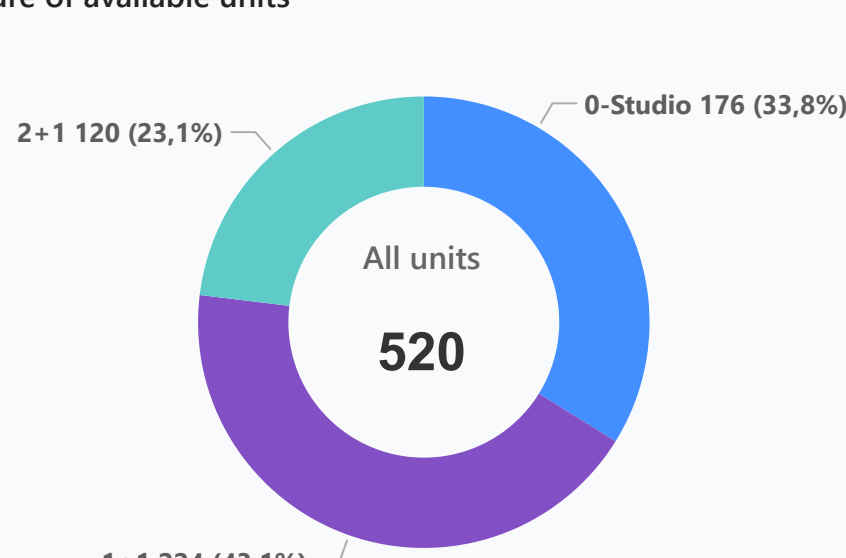
|                 |   |             |   |                  |   |                  |   |            |   |           |   |         |   |            |   |                        |   |       |   |
|-----------------|---|-------------|---|------------------|---|------------------|---|------------|---|-----------|---|---------|---|------------|---|------------------------|---|-------|---|
| Bar             | ✓ | Café        | ✓ | Closed territory | ✓ | Kid's playground | ✓ | Kid's pool | ✓ | Open pool | ✓ | Parking | ✓ | Restaurant | ✓ | Security Camera System | ✓ | Shops | ✓ |
| Shuttle service | ✓ | Supermarket | ✓ | Tennis court     | ✓ |                  |   |            |   |           |   |         |   |            |   |                        |   |       |   |

### Available units 520 / 1 159 total

#### Median price per unit, K GBP



#### Structure of available units



### Plans



#### 0-Studio



#### 1+1



#### 2+1

### Payment plans

#### Deposit (non-refundable) (Blank)

|                                               |                                               |                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| <b>Option 1</b>                               | <b>Option 2</b>                               | <b>Option 3</b>                               | <b>Option 4</b>                               |
| <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 %                                          | 50 %                                          | 100 %...                                      | -                                             |
| Installments months                           | 36                                            | 30                                            | -                                             |
| Discount                                      | -                                             | 10 %                                          | -                                             |
| Offer                                         | -                                             | -                                             | -                                             |

### Special offer

Fully furnished design package

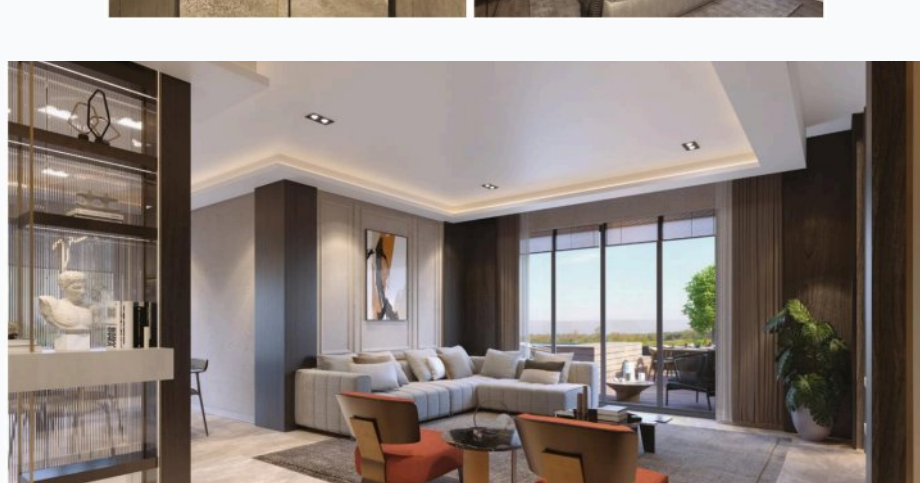
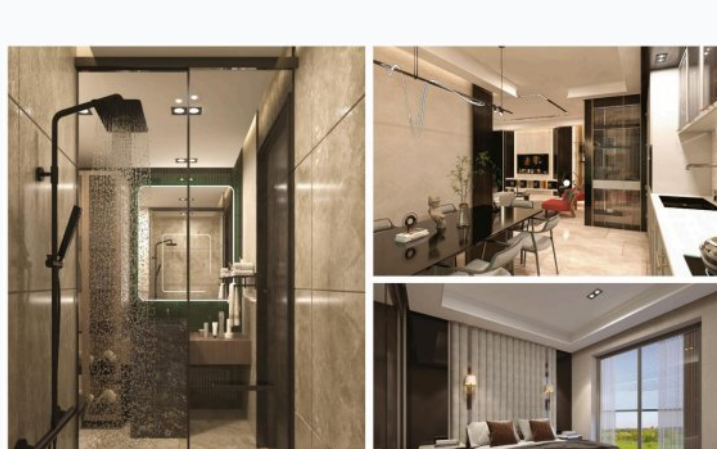
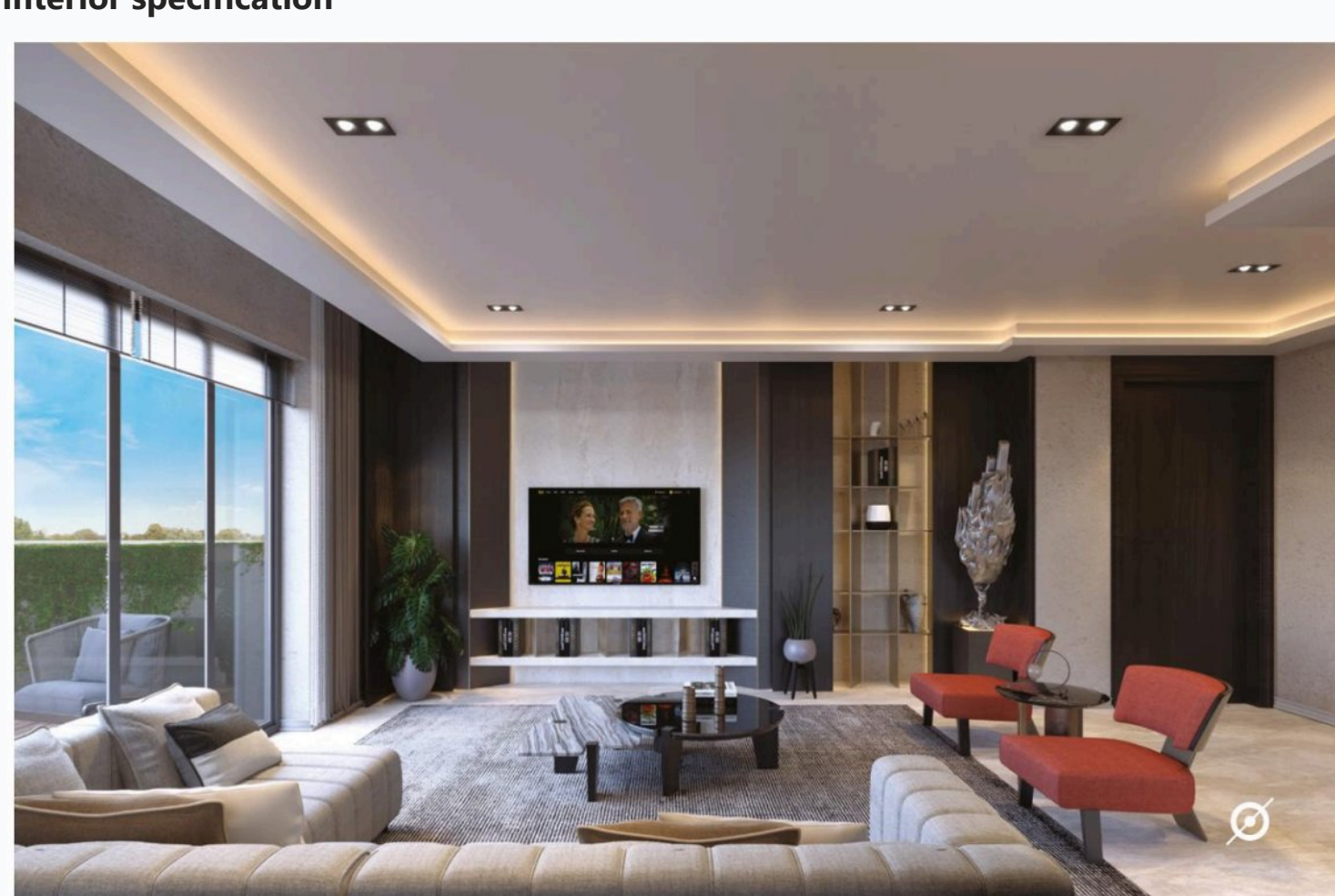
Rental guarantee

35 %

### 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    | B     | B-364  | 11    | Mountains |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-366  | 11    | Mountains |          |                      |                         |                        |               | 42                        | 82 592             | 1 966              |
| 0-Studio | Flat    | B     | B-372  | 11    | Pool      |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-378  | 11    | Pool      |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-379  | 11    | Pool      |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-380  | 11    | Pool      |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-384  | 12    | Mountains |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-385  | 12    | Mountains |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-388  | 12    | Mountains |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-390  | 12    | Mountains |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-392  | 12    | Mountains |          |                      |                         |                        |               | 42                        | 82 592             | 1 966              |
| 0-Studio | Flat    | B     | B-398  | 12    | Pool      |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-400  | 12    | Pool      |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-405  | 12    | Pool      |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 0-Studio | Flat    | B     | B-406  | 12    | Pool      |          |                      |                         |                        |               | 42                        | 80 424             | 1 915              |
| 1+1      | Flat    | A     | A-004  | 0     | Mountains |          |                      | 5                       |                        | 16            | 83                        | 171 196            | 2 063              |
| 1+1      | Flat    | A     | A-001  | 0     | Mountains |          |                      | 5                       |                        | 16            | 84                        | 173 364            | 2 064              |
| 1+1      | Flat    | A     | A-006  | 0     | Mountains |          |                      | 5                       |                        | 26            | 93                        | 190 907            | 2 053              |
| 1+1      | Flat    | A     | A-012  | 0     | Pool      |          |                      | 5                       |                        |               | 88                        | 199 679            | 2 269              |
| 1+1      | Flat    | A     | A-013  | 0     | Pool      |          |                      | 5                       |                        |               | 92                        | 204 114            | 2 219              |
| 1+1      | Flat    | A     | A-014  | 0     | Pool      |          |                      | 5                       |                        |               | 107                       | 232 400            | 2 172              |
| 1+1      | Flat    | A     | A-009  | 0     | Pool      |          |                      | 5                       |                        |               | 90                        | 203 030            | 2 256              |
| 1+1      | Flat    | A     | A-017  | 0     | Pool      |          |                      | 5                       |                        |               | 99                        | 219 884            | 2 221              |
| 1+1      | Flat    | A     | A-023  | 01    | Mountains |          |                      | 0                       |                        |               | 62                        | 114 722            | 1 850              |
| 1+1      | Flat    | A     | A-025  | 01    | Mountains |          |                      | 0                       |                        |               | 62                        | 114 722            | 1 850              |
| 1+1      | Flat    | A     | A-027  | 01    | Mountains |          |                      | 0                       |                        |               | 62                        | 114 722            | 1 850              |
| 1+1      | Flat    | A     | A-029  | 01    | Mountains |          |                      | 0                       |                        |               | 62                        | 114 722            | 1 850              |
| 1+1      | Flat    | A     | A-049  | 01    | Mountains |          |                      | 0                       |                        | 7             | 69                        | 128 520            | 1 863              |

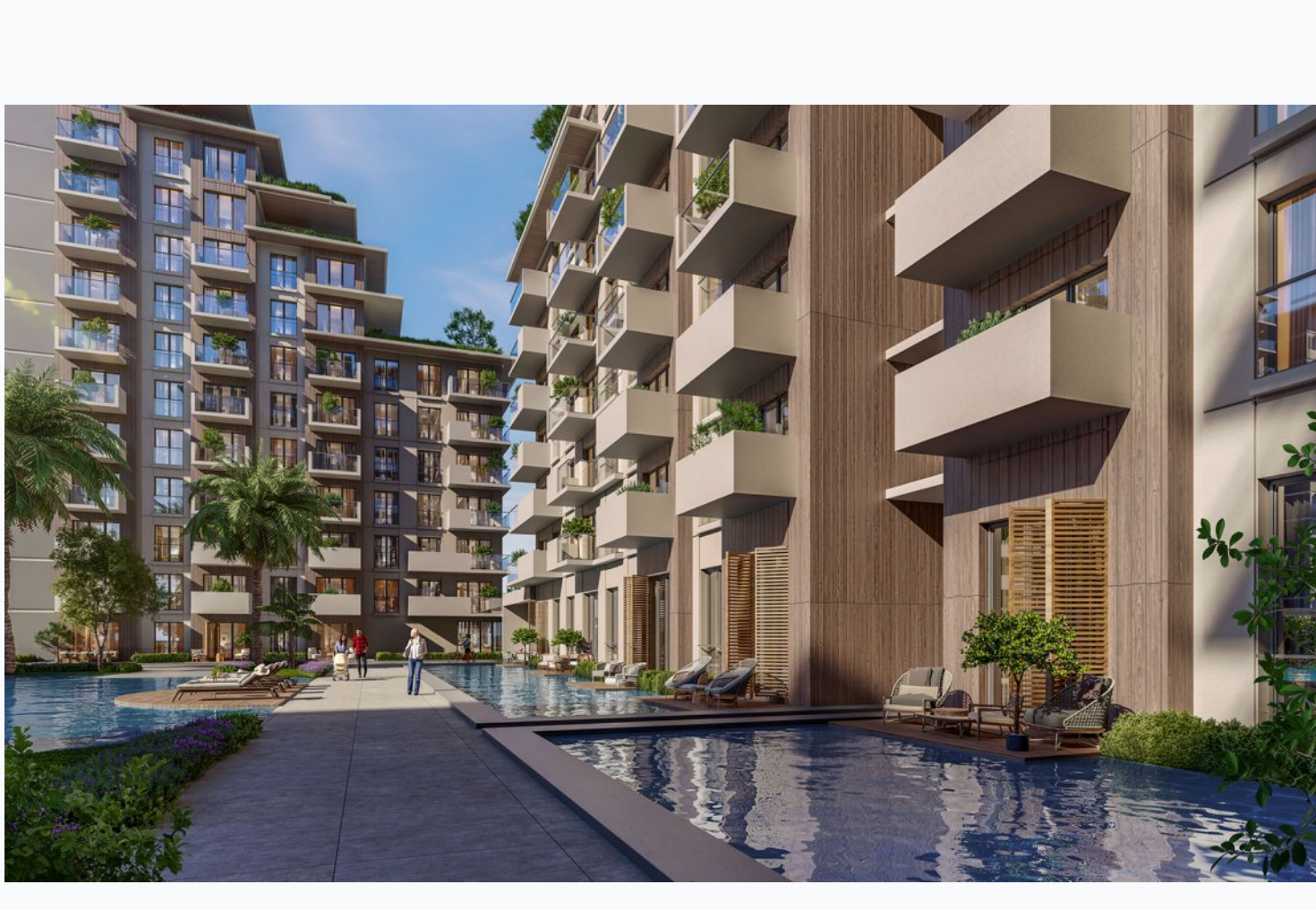
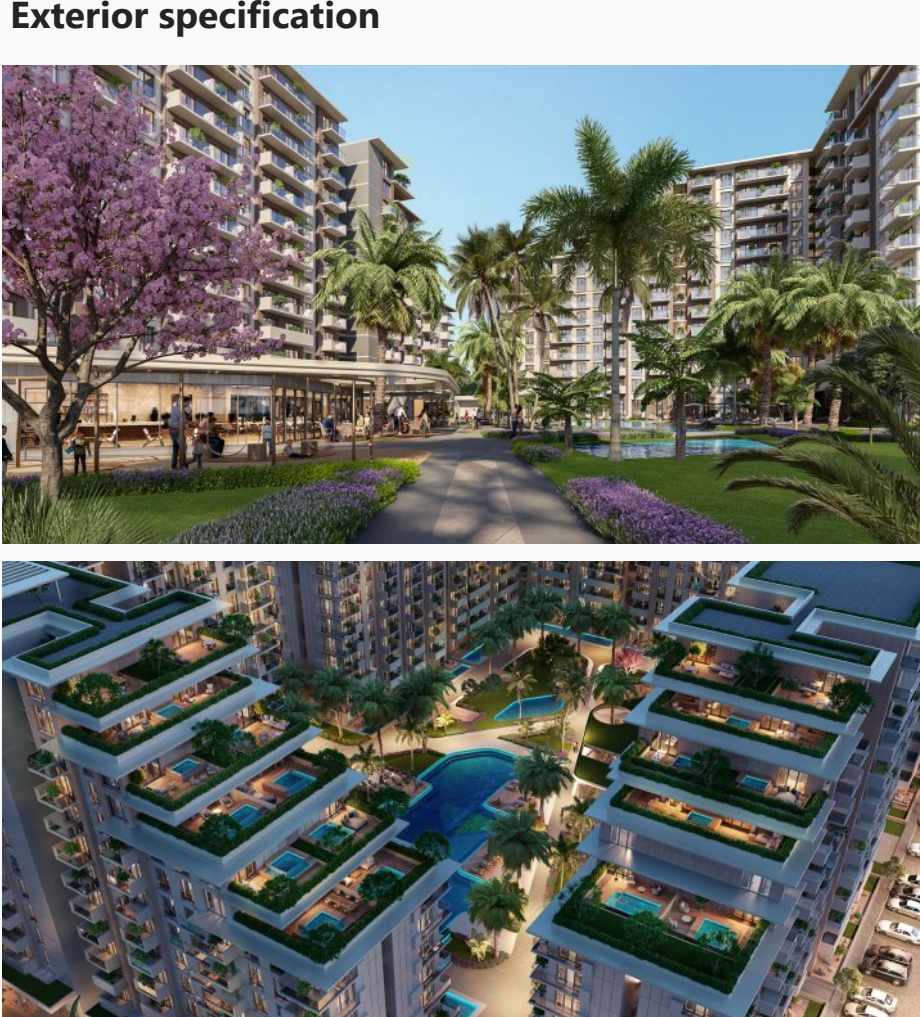
### Interior specification



### Interior specification

|                  |   |                             |   |
|------------------|---|-----------------------------|---|
| Ceramic flooring | ✓ | High level kitchen cabinets | ✓ |
|------------------|---|-----------------------------|---|

### Exterior specification



### Exterior specification

|                            |   |         |   |                  |   |
|----------------------------|---|---------|---|------------------|---|
| Beach and beach facilities | ✓ | Jacuzzi | ✓ | Landscape design | ✓ |
|----------------------------|---|---------|---|------------------|---|

### Location of complex

