





Carrington is a leading provider of high quality residential homes and services, specialising in the coastal region of North Cyprus.

Carrington was established in 2001 as a construction company and has since grown into the successful and reliable quality brand it is today.

The company has grown from strength to strength and our quality driven approach rewards us with unsurpassed standards of workmanship and customer satisfaction. We are now more than just a construction company as we have expanded our customer service to include holiday rentals, car rentals and property management.

To date, we have completed over 60,000 square feet of construction projects.





# Malibu

LUXURY VILLAS & APARTMENTS

*Caribbean Life Style*

## Welcome to Malibu!

Malibu, our latest development, in Tatlisu, is set on 16000 sq-m of prime real estate just two minutes walk from the beach boasting unparalleled sea and mountain views.

Construction is due to begin in April 2022 and will complete in approximately 36 months.

The project consists of;

- 18 ground floor studio apartments surrounding the main pool/restaurant area
- 18 double height loft apartments with mezzanine floor surrounding the main pool/restaurant area
- 24 front line two and three bedroom apartments
- 10 mountain view two and three bedroom apartments
- 5 front line 3 bedroom bungalows

The development is complimented by the inclusion of a wellness spa and fitness centre along with pool side bar and restaurant.





## Features and Amenities

- Unique seafront location
- Spectacular Sea & Mountain views
- Flexible payment plan
- Heat and sound insulation
- Underfloor heating for the bathrooms
- Wide range of kitchen worktops and cupboards
- Rich choice of tiles
- Private outside space
- Pergola on the roof terrace
- Built-in barbecue
- 24/7 site maintenance service
- Restaurant and poolside bar
- Fitness and Spa centre









# Site and Floor Plans



360°  
Virtual Tour



## A Blocks 2 Bedroom Garden Apartments



### **No 1** **2 Bedroom Garden**

Total area 110 m<sup>2</sup>  
Closed area 80 m<sup>2</sup>  
Terrace area 30 m<sup>2</sup>

### **No 2** **2 Bedroom Garden**

Total area 110 m<sup>2</sup>  
Closed area 80 m<sup>2</sup>  
Terrace area 30 m<sup>2</sup>

### **No 3** **2 Bedroom Garden**

Total area 110 m<sup>2</sup>  
Closed area 80 m<sup>2</sup>  
Terrace area 30 m<sup>2</sup>

## A Blocks 2 & 3 Bedroom Penthouse Apartments



### **No 4** **3 Bedroom Penthouse**

Total area 140 m<sup>2</sup>

Closed area 115 m<sup>2</sup>

Terrace area 10 m<sup>2</sup>

Roof Terrace area 15 m<sup>2</sup>

### **No 5** **2 Bedroom Penthouse**

Total area 130 m<sup>2</sup>

Closed area 75 m<sup>2</sup>

Terrace area 10 m<sup>2</sup>

Roof Terrace area 45 m<sup>2</sup>

### **No 6** **3 Bedroom Penthouse**

Total area 140 m<sup>2</sup>

Closed area 115 m<sup>2</sup>

Terrace area 10 m<sup>2</sup>

Roof Terrace area 15 m<sup>2</sup>

## B Blocks 2 Bedroom Garden Apartments



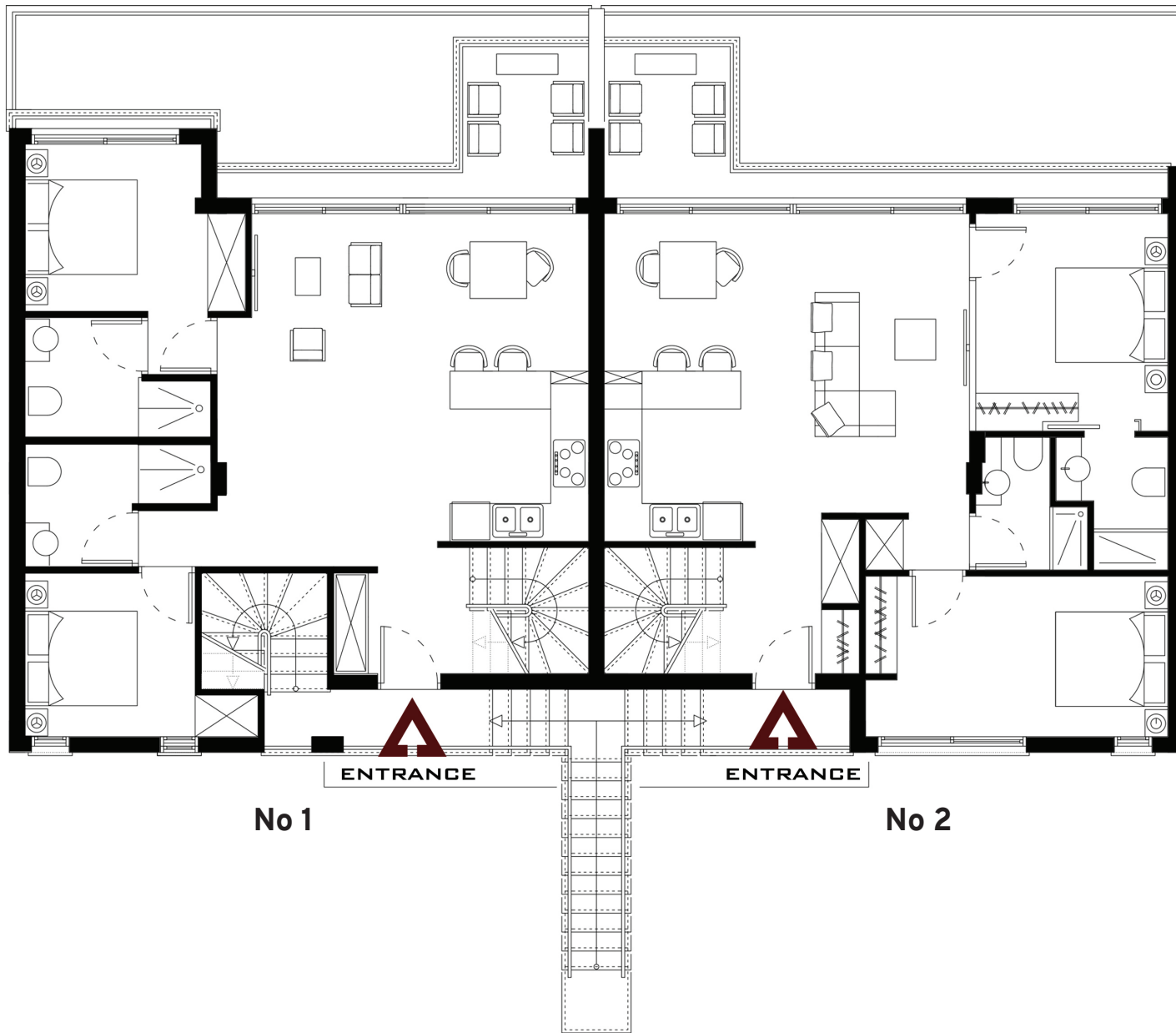
### No 1 2 Bedroom Garden

Total area 110 m<sup>2</sup>  
Closed area 80 m<sup>2</sup>  
Terrace area 30 m<sup>2</sup>

### No 2 2 Bedroom Garden

Total area 110 m<sup>2</sup>  
Closed area 80 m<sup>2</sup>  
Terrace area 30 m<sup>2</sup>

## B Blocks 2 Bedroom Penthouse Apartments



**No 3**  
**2 Bedroom Penthouse**  
Total area 130 m<sup>2</sup>  
Closed area 85 m<sup>2</sup>  
Terrace area 10 m<sup>2</sup>  
Roof Terrace area 35 m<sup>2</sup>

**No 4**  
**2 Bedroom Penthouse**  
Total area 135 m<sup>2</sup>  
Closed area 90 m<sup>2</sup>  
Terrace area 10 m<sup>2</sup>  
Roof Terrace area 35 m<sup>2</sup>

## C Blocks 3 Bedroom Bungalows



### No 1-5

### 3 Bedroom Bungalow

Total area 270 m<sup>2</sup>

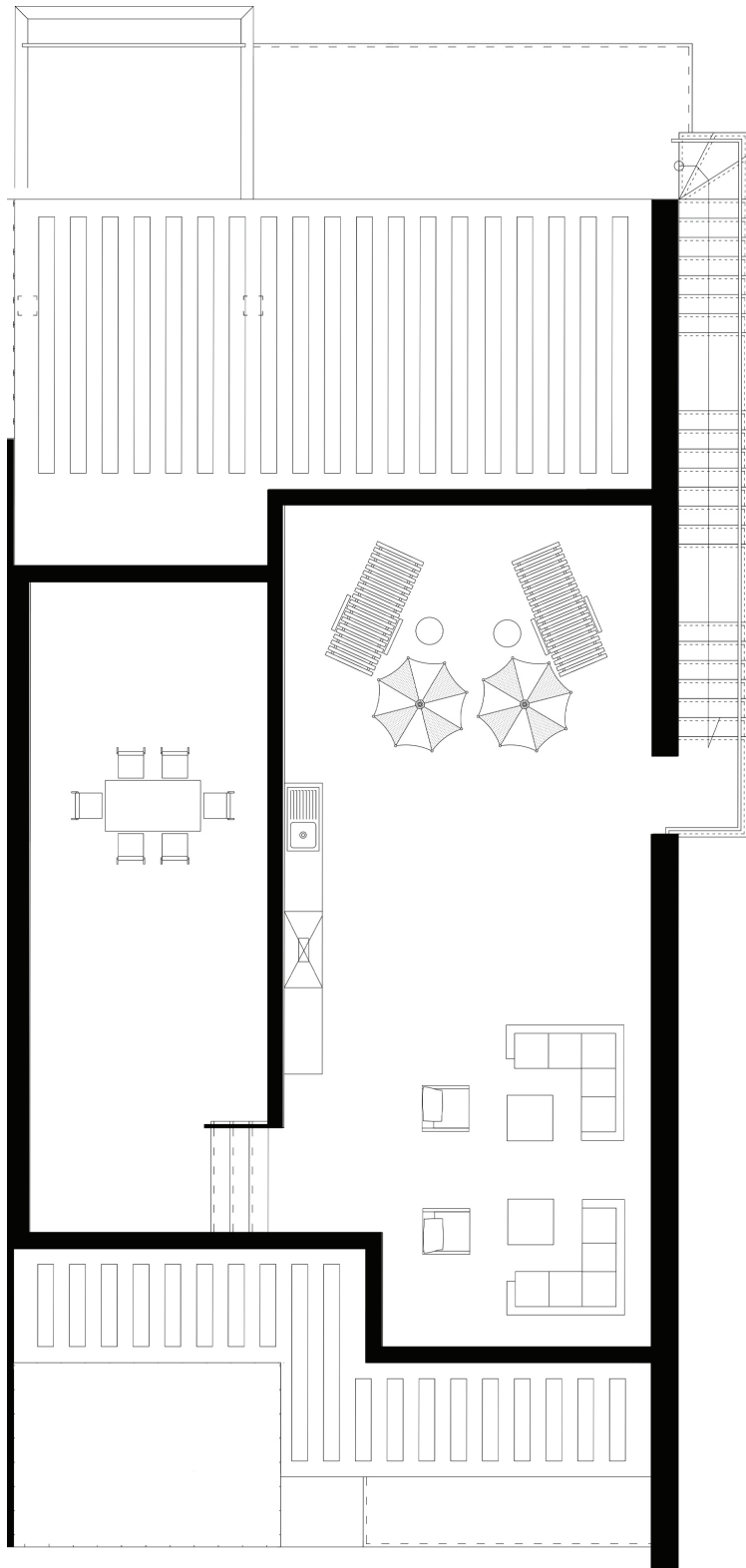
Closed area 120 m<sup>2</sup>

Terrace area 30 m<sup>2</sup>

Roof Terrace area 120 m<sup>2</sup>



## C Blocks 3 Bedroom Bungalows Roof Terrace



**No 1-5**

**3 Bedroom Bungalow**

Total area 270 m<sup>2</sup>

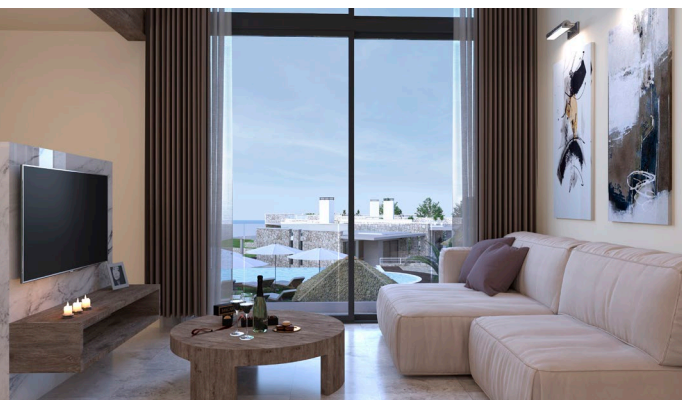
Closed area 120 m<sup>2</sup>

Terrace area 30 m<sup>2</sup>

Roof Terrace area 120 m<sup>2</sup>



## D, E & F Blocks Studio Garden Apartments

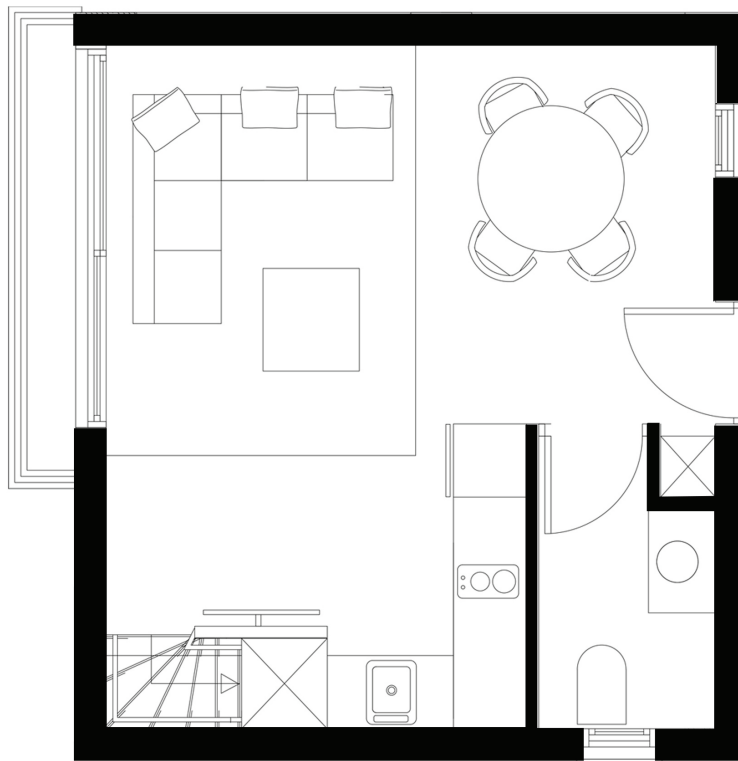


### No 1-6 Studio Garden

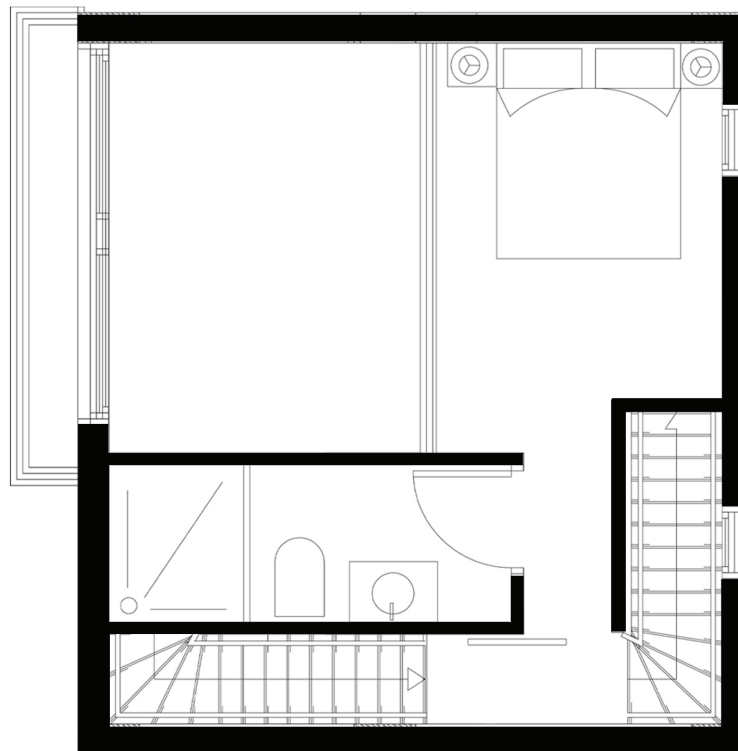
Total area 50 m<sup>2</sup>  
Closed area 35 m<sup>2</sup>  
Terrace area 15 m<sup>2</sup>



## D, E & F Blocks 1 Bedroom Penthouse Apartments



**First Floor**



**Mezzanine Floor**

**No 7-12**

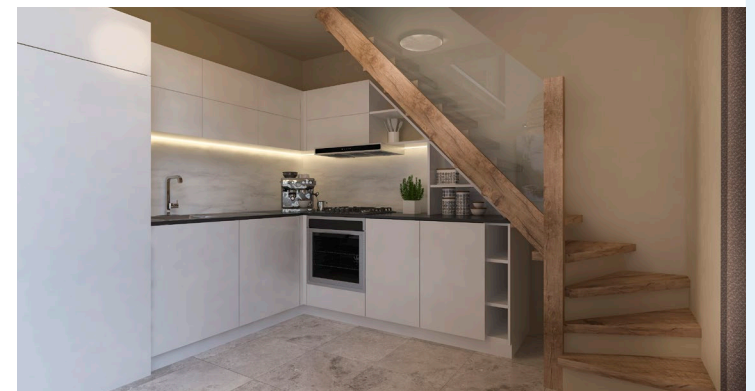
**1 Bedroom Penthouse**

Total area 90 m<sup>2</sup>

Closed area 60 m<sup>2</sup>

Terrace area 5 m<sup>2</sup>

Roof Terrace area 25 m<sup>2</sup>



## General features of the apartments

- Wall structure: Bricks/Blocks Beams
- Floor materials: Porcelain flooring throughout
- Marble staircases
- Windows and Doors: Aluminum double glazed units with heat barrier frames and glass
- Central water pumping stations with pressure regulators
- Structural guarantee: 5 years
- Customizable kitchen units from eighter solid pine or MDF based profile
- Granite worktop and the stainless-steel sink
- Airconditioning points in all rooms (no units fitted)
- Electrical points
- Plaster covings
- Built-in wardrobes
- Shower panes tempered glass, wall-mounted toilets, rain showers all come as standard
- Sink with cupboard below and high-quality mirror
- Underfloor heating in bathrooms
- Wall tiling: Color options from a selected range
- The mezzanine floor at 1 & 2- bedroom apartments
- Suspended ceiling with led downlights (at the mezzanine floor)

### **Roof terrace:**

- Ceramic floor tiles
- Electric sockets
- Shower
- BBQ Kitchen with a sink and BBQ Chimney





## TAXES IN RELATION TO PROPERTY PURCHASE

There are four main taxes involved in any property sale and purchase transaction of which three is to be paid by the buyer and one by the seller:

**V.A.T** The Tax Office requires a copy of the Contract of Sale to be presented prior to the transfer of title. It will then calculate the VAT based on the Contract value of the property and is currently 5%.

**Transfer Fee** payable to the Land Registry Office just before the transfer of title takes place is usually paid by the purchaser and has currently been reduced from 6% to 3% of the property assessed value. The Land Registry will view the Contract of Sale before the transfer of title to assess the value of the property and will calculate the Transfer Fee on the basis of the assessed value.

**Stamp Duty** is payable to the Tax Office and is calculated on the contract value of the property. Generally, Stamp Duty is payable by the Purchaser, although this can always be varied by the parties by an express clause in the Contract of Sale. All Contract of Sales must be registered at the District Land Office within 21 days of being signed and it is now compulsory for the Stamp Duty to be paid at the rate of 0.5% before registration can take place.

**Capital Gain Tax** (Stopaj) is to be paid by the seller and is payable to the Tax Office is generally payable by the Vendor although this can always be varied by the parties by an express clause in the Contract of Sale. The Tax Office requires a copy of the Contract of Sale to be presented prior to the transfer of title. It will then calculate the Capital Gains Tax based on the basis of the assessed value of the property and is currently 4%.



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