



CAESAR CLIFF

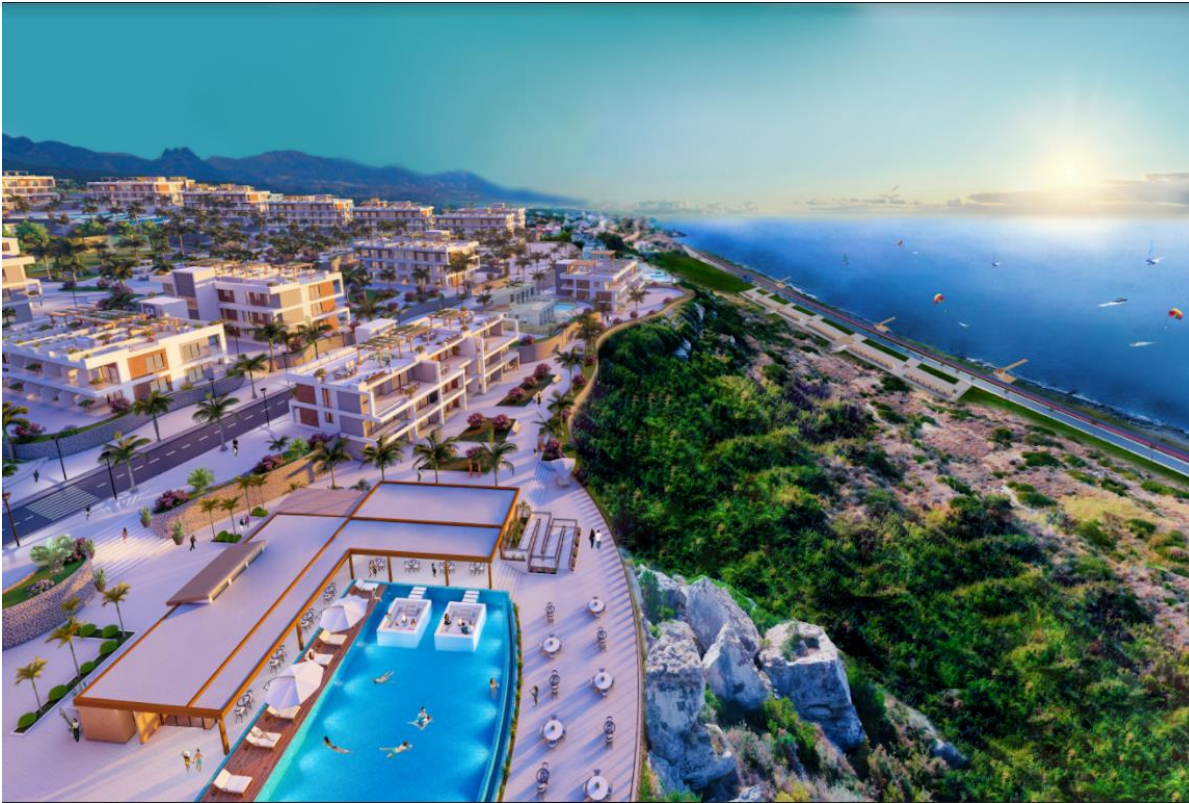
LOCATION & ACCESSIBILITY

Caesar Cliff is located in Esentepe village Kyrenia. The climate is typical to Mediterranean weather, due to the sea breeze and pine forests the summer season is very mild as well as the winter.

- ✓ 26 km drive to Kyrenia, the city center
- ✓ 7 km drive to Golf area, the biggest in Cyprus
- ✓ 46 km drive to Ercan Airport
- ✓ 32 km drive to Beshparmak Mountains
- ✓ 55 km drive to Famagusta, ancient city
- ✓ 5 km drive to Turtle Bay Beach
- ✓ 56 km drive to Lefkosha, the capital
- ✓ 2.5 km from Esentepe village



OVERVIEW



📍 Esentepe, Kyrenia, North Cyprus

The entire project covers Caesar Cliff is a modern residential complex developed and designed by Afik Group and offers semi-detached villas and apartments.

Located surrounded by breath-taking views of the Mediterranean Sea and Mountains, Caesar Cliff is the perfect place to live a peaceful life or just to enjoy a vacation.



CAESAR CLIFF



FACILITIES



- ✓ Gym / Outdoor Sport
- ✓ Ground Indoor & Outdoor Pools
- ✓ Kids Playground
- ✓ Tennis Court
- ✓ E-Bicycle Road
- ✓ Restaurant
- ✓ Supermarket
- ✓ BBQ Areas
- ✓ Beach Bar
- ✓ Mini Golf
- ✓ Sauna
- ✓ Bar



FACILITIES



FACILITIES



ESENTEPE FACILITIES & DESTINATIONS



- ✓ Restaurants & Bars
- ✓ Beauty Salon
- ✓ Post Office
- ✓ Bakery
- ✓ Gas Station Car
- ✓ Repair Football
- ✓ Field Supermarkets
- ✓ Homeware Store
- ✓ ATM
- ✓ Mosque
- ✓ Hospital
- ✓ Police Station
- ✓ Water Sport Stores
- ✓ Esentepe Stadium
- ✓ Esentepe High School
- ✓ Esentepe Municipality
- ✓ Kızılay Esentepe Association (TRNC)

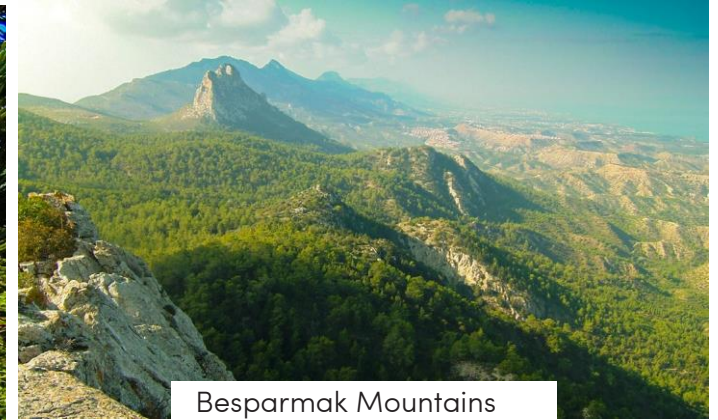


Stone Castle Restaurant

ESENTEPE FACILITIES & DESTINATIONS



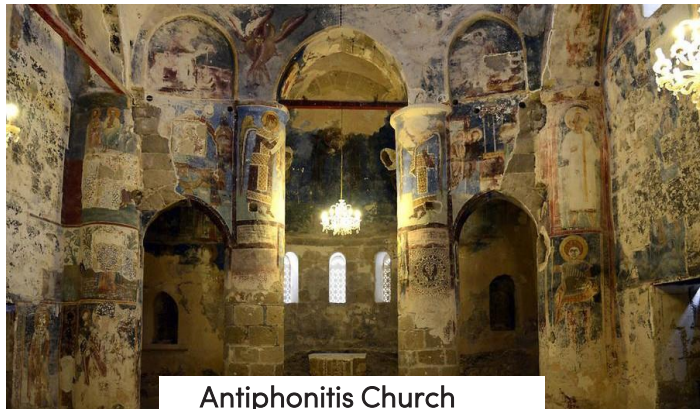
Tumba Restaurant



Besparmak Mountains



Esentepe Mosque



Antiphonitis Church

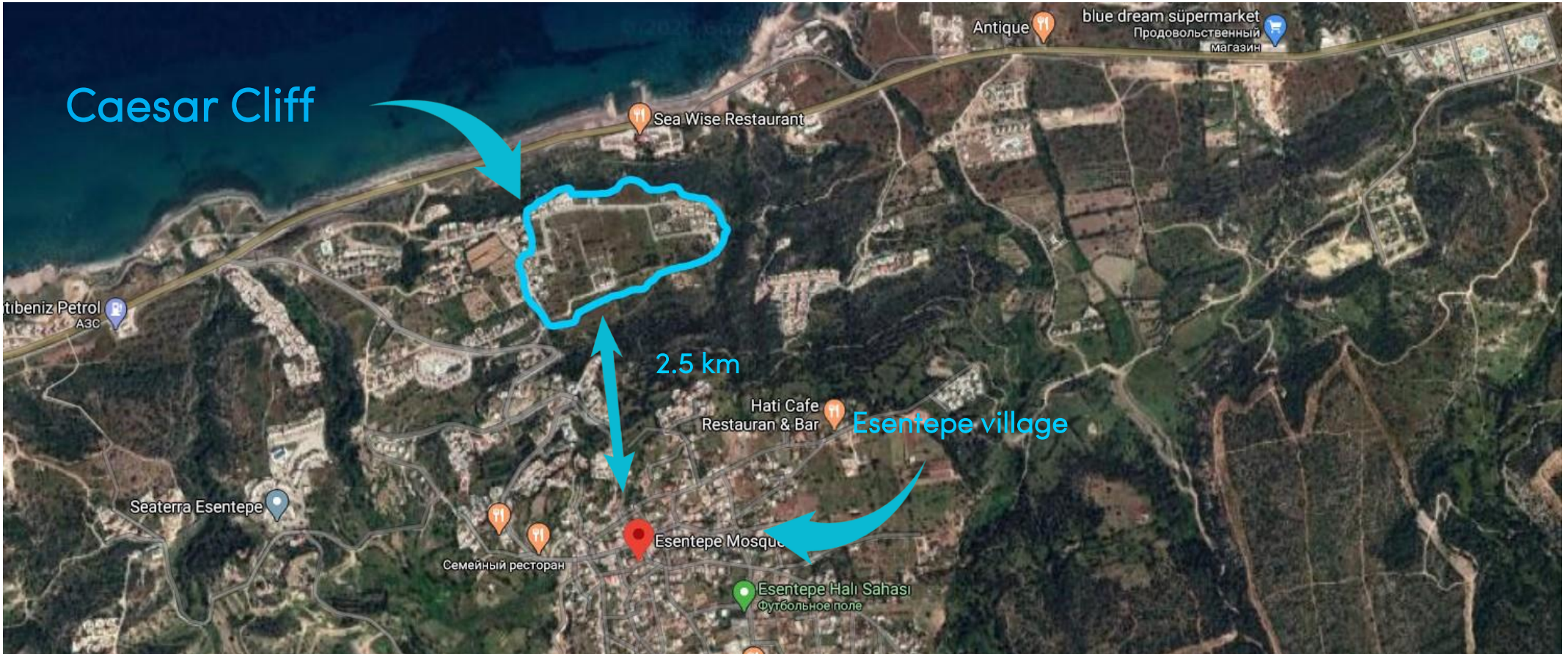


Korineum Golf Field



Sea Wise Restaurant

PROJECT'S AREA



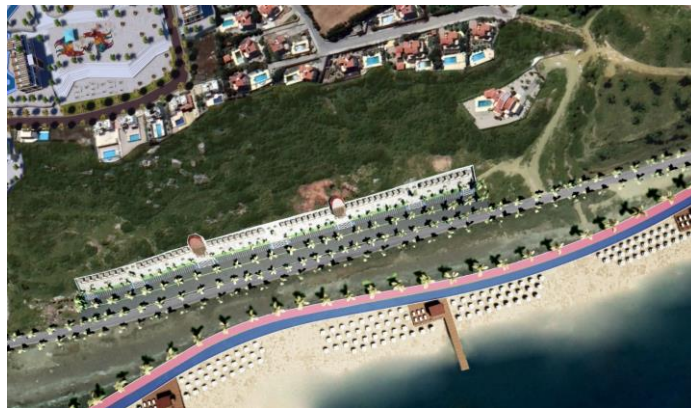
3D RENDERS



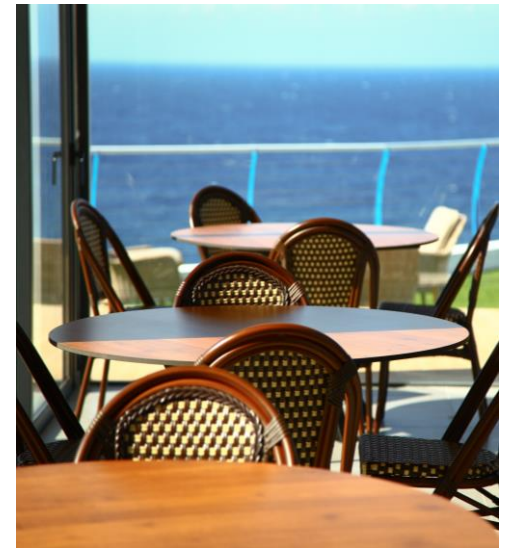
MUNICIPALITY PLANS



- ✓ Bicycle Path
- ✓ Sidewalk
- ✓ 3-4 Cafes
- ✓ Traditional Bazaar



CAFÉ PARIS





CAESAR CLIFF

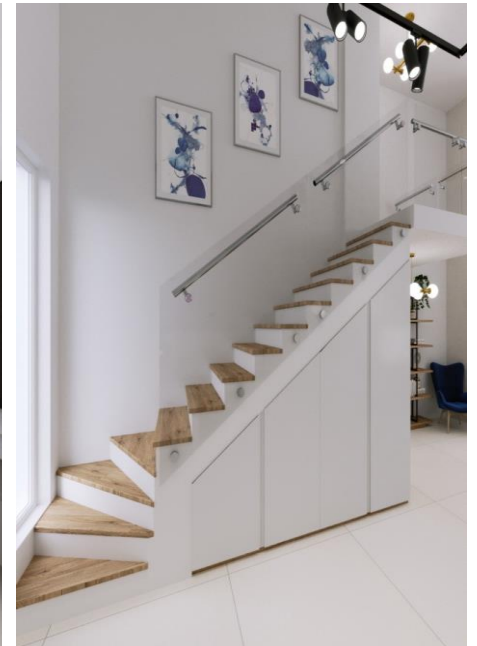
PHASE 1



FIRST STAGE OF CONSTRUCTION



INTERIORS



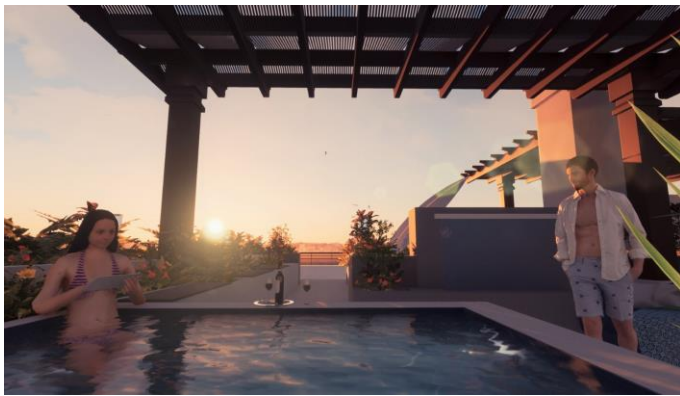
INTERIORS



ROOF GARDEN



ROOF GARDEN



WELL-EQUIPPED BEACH





CAESAR CLIFF

Payment Plan

Block name	Interest free	30% down payment
ZIRCON / IOLITE	84 months	
ALL BLOCKS	36 months	

MAINTENANCE

<i>TYPE</i>	<i>ANNUAL FEE</i>
Studio	£ 840
1+1	£ 960
2+1	£ 1080
Semi Detached	£1200
Detached villa	£ 1200





CAESAR CLIFF

Furniture pack & Design (ready for rental)

PAYMENT MUST BE ON DOWN PAYMENT, NO MATTER WHEN APARTMENT IS READY

<i>TYPE</i>	<i>ANNUAL FEE</i>
Studio	£ 12,000
1+1	£ 14,000
2+1	£ 16,000
3+1	£19,000
Semi Detached	£ 21,000
Detached villa	£ 25,000





CAESAR CLIFF

EXTRA FEE (ONE-TIME PAYMENT)

VAT	5% *or any other legally applicable fees						To be paid within 1 year after key handover
Utility Connection	£ 1,500 - £ 3,000						
Municipality fee (waste water treatment plant, sewerage and infrastructure contribution)	studio- 750 GBP	1+1 - 850 GBP	2+1 - 1000 GBP	3+1 - 1250 GBP	GBP 3+1 and bigger (villas etc)- 1500 GBP	*or any other legally applicable fees	After signing the agreement
Stamp duty	0.5% *or any other legally applicable fees						
Lawyer fee	£ 1,500*						
Title deed transfer	6% (which is half of full fee)**or any other legally applicable fees						Before contract registration stage in Land Register Office (for foreign)
Title deed transfer	6% (remaining)**or any other legally applicable fees						After separate title deeds are issued, after site construction & full payment are done (for foreign)
Title deed transfer	6% (total)**or any other legally applicable fees						After separate title deeds are issued, after site construction & full payment are done (for TR and TRNC)
Misc. Payments	fee / Garbage collection fee / water / electricity / internet						

*lawyer fees might vary depending on different lawyer and services provided

** periodically government sets a discounted % temporary, to attract the foreign investors





CAESAR CLIFF

PHASE 2



SECOND STAGE OF CONSTRUCTION





CAESAR CLIFF

FOR ILLUSTRATION ONLY



SUNSTONE

QUATRO 2

QUATRO 1

23

22

21

20

19

ZIRCON

IOLITE

INTERIORS



INTERIORS



MEMBERSHIP



MAKE YOUR LIFE

Rewarding



- CAESAR BLUE
- CAESAR BAY
- CAESAR CLIFF
- CAESAR BEACH
- CAESAR RESORT
- CAESAR BREEZE

MEMBERSHIP



CAESAR PROJECTS
MEDITERRANEAN LUXURY APARTMENTS & VILLAS
Ψ



CAESAR RESORT



CAESAR BLUE



CAESAR BEACH



CAESAR BAY



CAESAR CLIFF



CAESAR BREEZE

MEMBERSHIP PROGRAM



Caesar Projects is proud to present a **Membership Program**, that allows our clients to have unique privileges and benefits in all our projects' facilities and services. We aim to connect all our clients by creating extraordinary experiences and build a lifetime of memories.

- ✓ Restaurants & Bars
- ✓ Fitness Centers
- ✓ Spa & Wellness
- ✓ Leisure & Sports Areas
- ✓ Aquaparks
- ✓ Swimming Pools
- ✓ Children Playgrounds
- ✓ Additional Services
- ✓ 10% discount at all Restaurants & Bars
- ✓ 10% discount on Water Sport Facilities
- ✓ 10% discount for Diving & Fishing Activities
- ✓ Complimentary access to all Swimming Pools
- ✓ Complimentary access to Sports Grounds & Children Playground





CAESAR CLIFF

Payment Plan

<i>Block name</i>	<i>Interest free</i>	
All Blocks	60 months	30% down payment

Special Offers Conditions

<i>CLIFF II</i>		
SUNSTONE ONLY FIRST FLOOR	Get Jacuzzi, Water & Electricity Supply On Roof Top For Free	30% down payment





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www.caesarcliff.com

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📞 Cyprus

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