



CAESAR BREEZE
PROJECT PRESENTATION



CAESAR BREEZE



AFIK
group

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LOCATION & ACCESSIBILITY

- 43 min drive to Gate Marine
- 48 min drive to Girne
- 43 min drive to Karpaz
- 1h 26 min drive to Lefkosha
- 40 min drive to Ercan Airport
- 36 min drive to Famagusta
- 41 min drive to Ercan
- 1h 8 min drive to Larnaca
- 28 min drive to Beshparmak
- 1h 4 min drive to Saint-Hilarion



CAESAR BREEZE



Caesar Breeze is located in Tatlisu village. 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.



1ST PHASE

2ND PHASE

3RD PHASE

Sea Terra Bay
Booking.com - Hotels

Tatlisu

The entire project covers 133.800 m². Caesar Breeze is a modern residential complex developed and designed by Afik Group and offers Quatro villas and apartments.

Located only 200 meters from the well equipped beach, surrounded by the breath-taking views of the Mediterranean Sea and Mountains,

Caesar Breeze is the perfect place to live a peaceful life or just to enjoy a vacation.



FACILITIES



Restaurant
Healthy Food



BBQ
Areas



Bar



Supermarket



Pools



Waterflow



Tennis Court



Basketball



Meditation
wellness center



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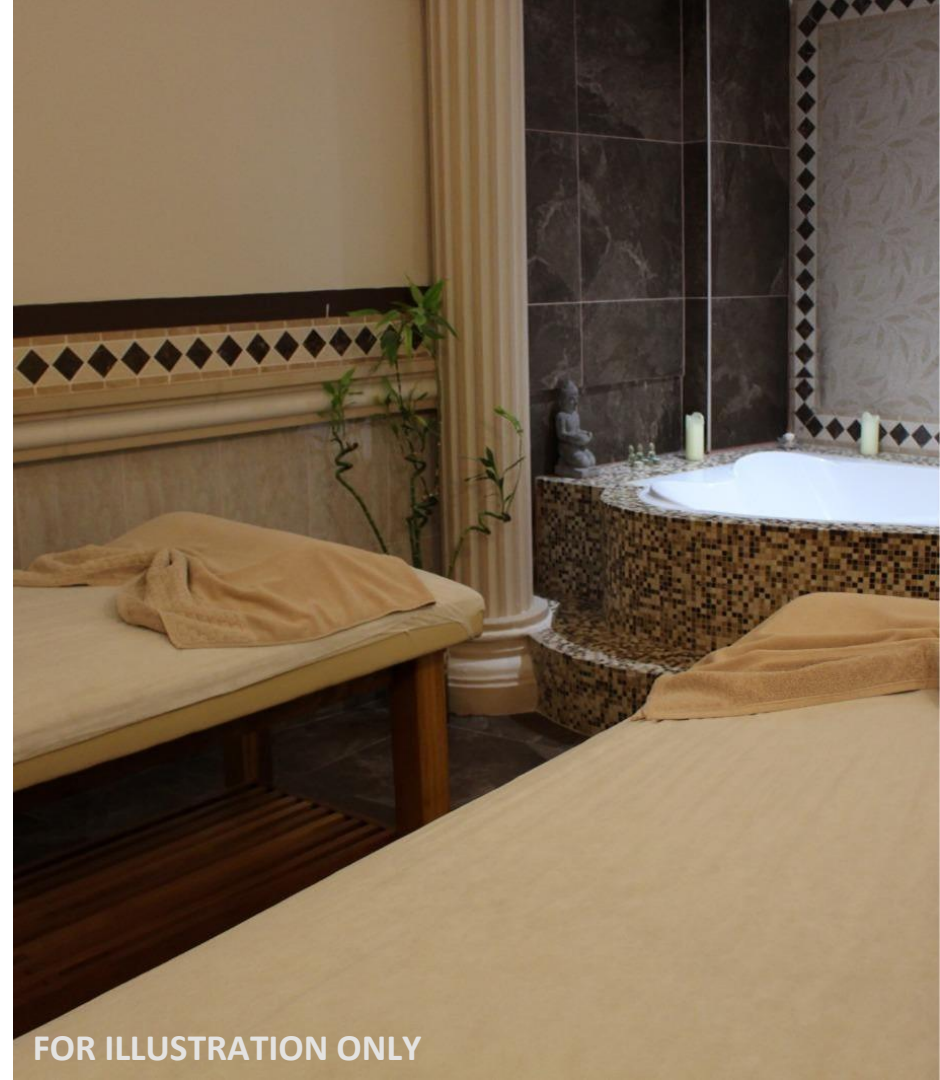




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CAESAR BREEZE

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CAESAR BREEZE

Phase 1





CAESAR BREEZE



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MARKET

MERCURY

CASTOR

ALTAIR

ARCTURUS

VENUS

5

6

7

8

9

10

11

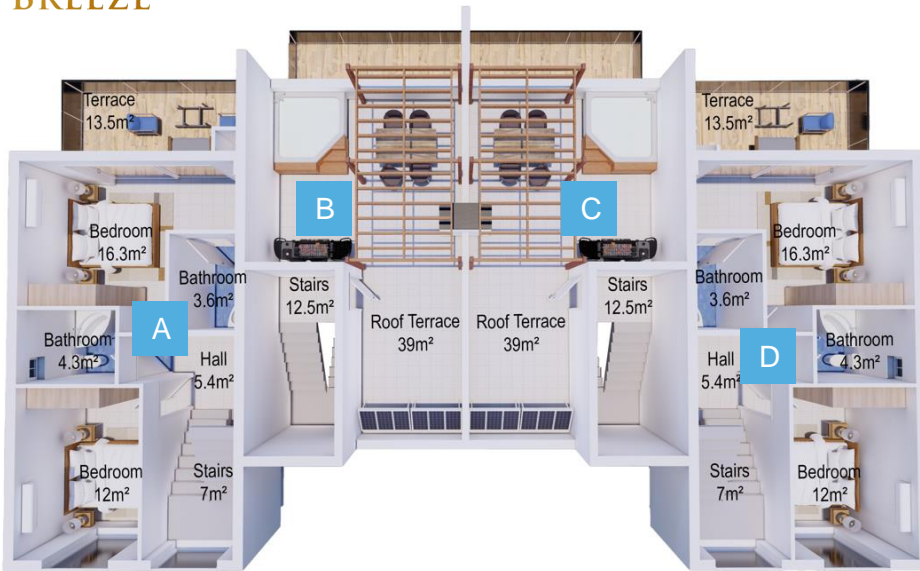
Caesar Breeze Site Plan Phase 1



CAESAR BREEZE



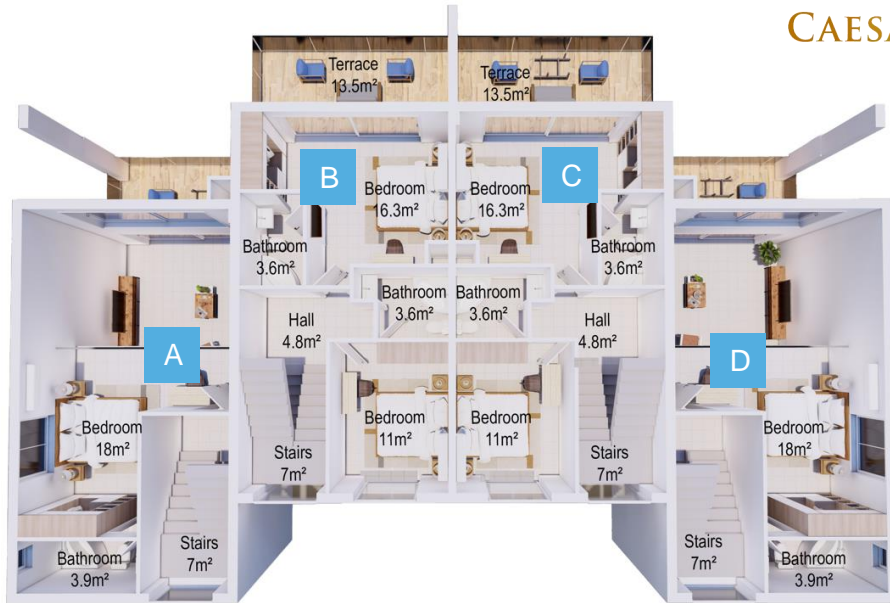
Caesar Breeze Quatro
Ground Floor



Caesar Breeze Quatro
First Floor



CAESAR BREEZE

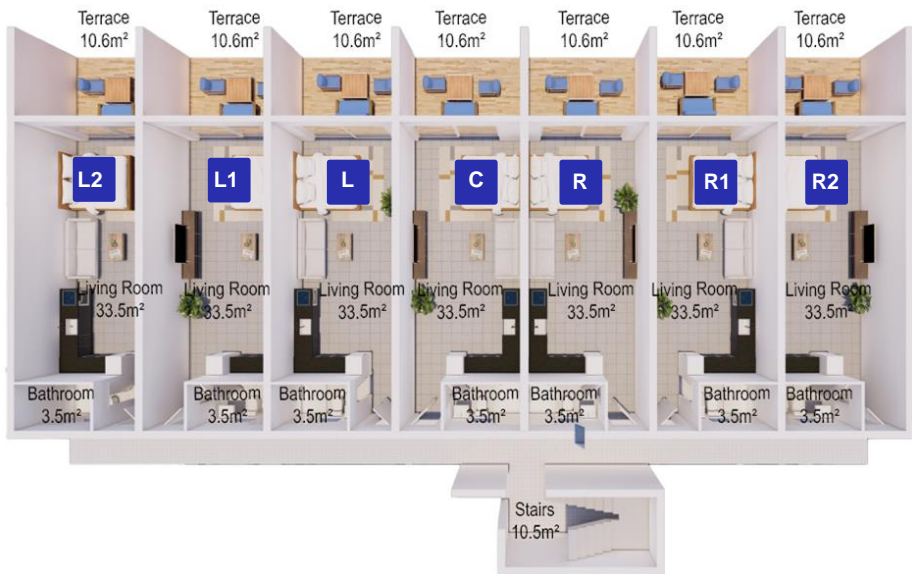


Caesar Breeze Quatro
Mezzanine & First Floor

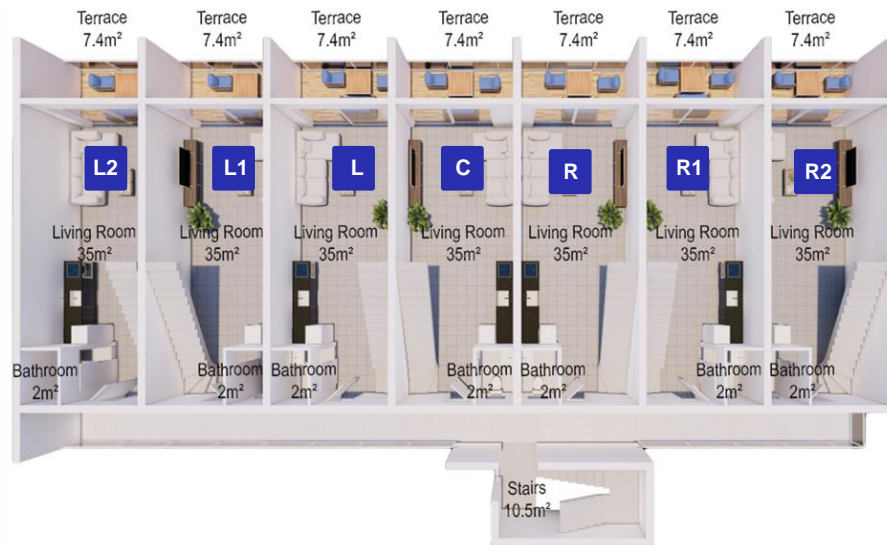
Caesar Breeze Quatro
Roof Floor



CAESAR BREEZE



Caesar Breeze Altair
Ground Floor



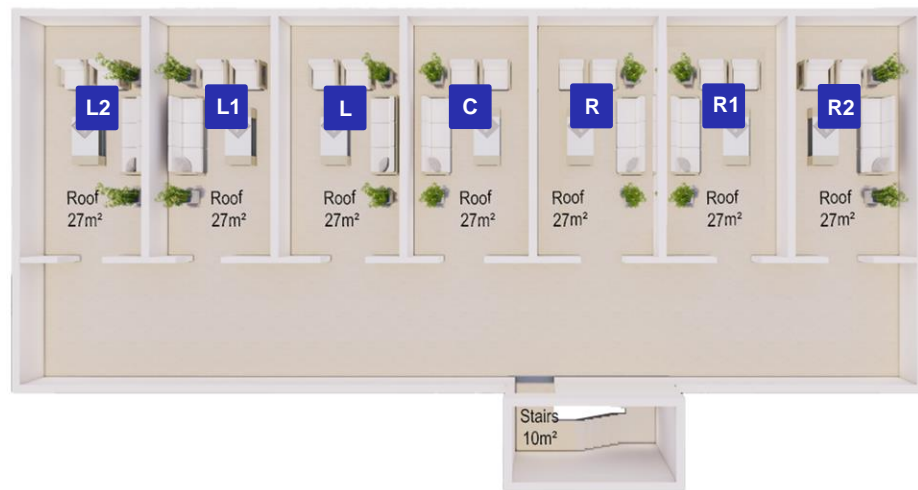
Caesar Breeze Altair
First Floor



CAESAR BREEZE



Caesar Breeze Altair
Mezzanine Floor



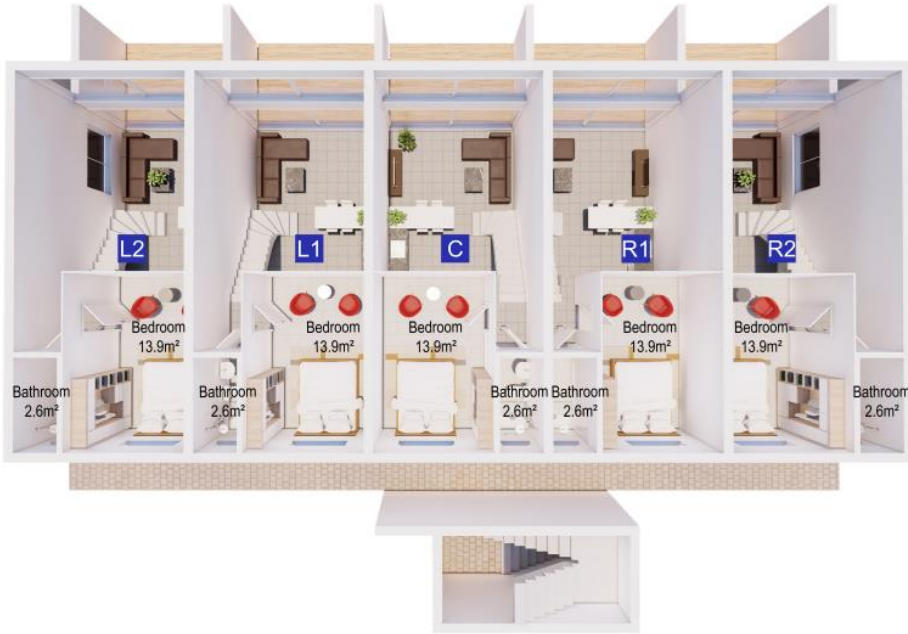
Caesar Breeze Altair
Roof Floor



Caesar Breeze Venus
Ground Floor



Caesar Breeze Venus
Ground Floor



Caesar Breeze Venus
Gallery Floor



Caesar Breeze Venus
Roof Floor



CAESAR BREEZE



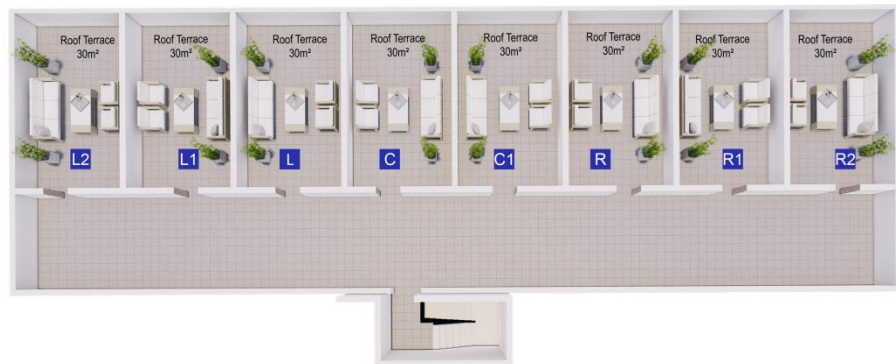
Caesar Breeze Castor & Arcturus
Ground Floor



Caesar Breeze Castor & Arcturus
First Floor



CAESAR BREEZE



Caesar Breeze Castor & Arcturus
Gallery Floor

Caesar Breeze Castor & Arcturus
Roof Floor

Interiors



Exteriors





CAESAR BREEZE

Phase 2





OMEGA

DELTA

LYRA

ANDROMEDA

ALPHA

BETA

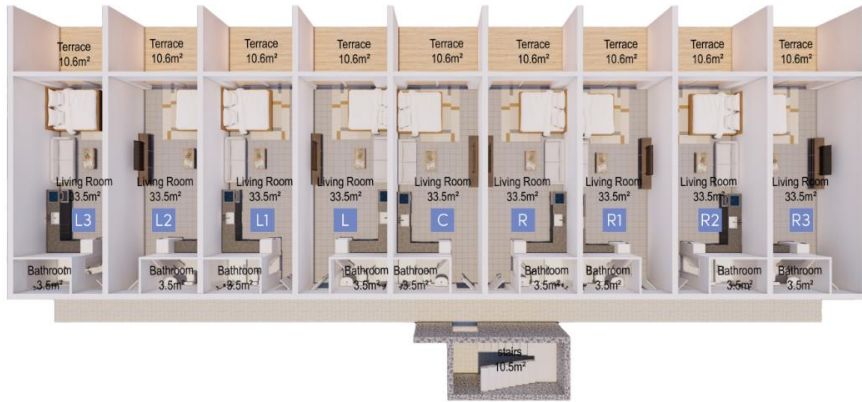
SIRIUS

Caesar Breeze Site Plan Phase 2

Omega, Delta, Lyra, Andromeda, Sirius, Beta & Alpha



CAESAR BREEZE



Caesar Breeze
Ground Floor



Caesar Breeze
First Floor

Omega, Delta, Lyra, Andromeda, Sirius, Beta & Alpha



CAESAR BREEZE



Caesar Breeze
Gallery Floor



Caesar Breeze
Roof Floor

Interiors



Exteriors





CAESAR BREEZE

Phase 3





QUATRO 12

CENTRAL BUILDING

Phase 3

Phase 2

LYRA

DELTA

OMEGA

ARIES

SIRIUS

BETA

ALPHA

QUATRO 13

ARIES



CAESAR BREEZE



Caesar Breeze
Ground Floor

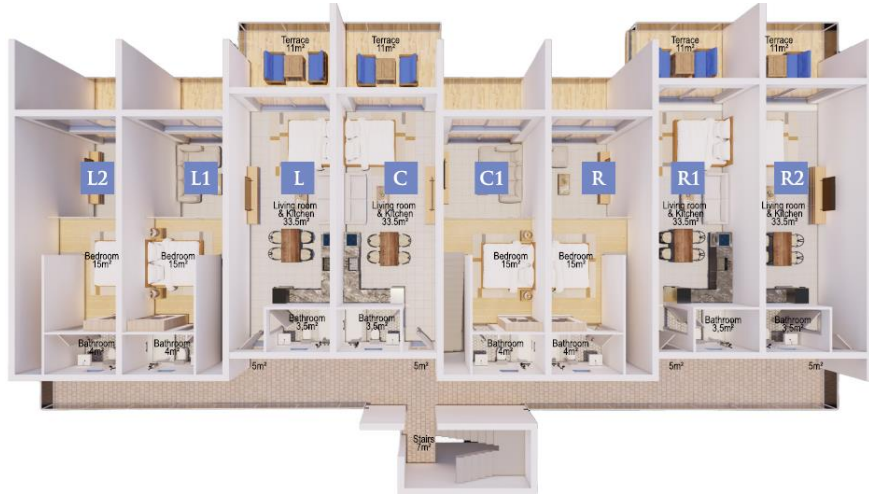


Caesar Breeze
First Floor

ARIES



CAESAR BREEZE

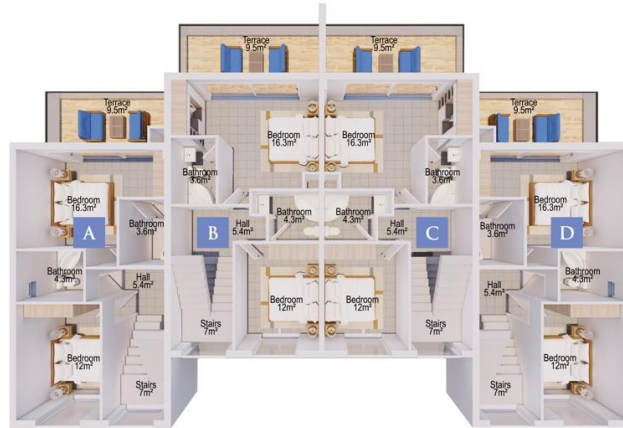


Caesar Breeze
Second Floor



Caesar Breeze
Roof Floor

Caesar Breeze Quatros First Floor



Caesar Breeze Quatros Ground Floor

Caesar Breeze Quatros Roof Floor

Interiors



Exteriors



Activity Center

Payment Plan

CAESAR BREEZE 1-2	72 MONTHS INTEREST FREE	30% Down Payment
CAESAR BREEZE 3	84 MONTHS INTEREST FREE	

MAINTENANCE FEE IN GBP (annual), starting from key handover

Studio

840 GBP

Annual Fee

1+1

960 GBP

Annual Fee

2+1

1080 GBP

Annual Fee

3+1

1140 GBP

Annual Fee

Furniture pack & Design (ready for rental)

Payment must be on down payment, no matter when apartment is ready

Studio

£ 12 000

Fee

1+1

£ 14 000

Fee

2+1

£ 16 000

Fee

3+1

£ 19 000

Fee

Handover Dates

1st PHASE after 1,5 years

2nd PHASE 2,5 years after down payment

3rd PHASE 3 years after down payment

Special Offers & Conditions

OFFER 1: ROOF TOP

REQUIRED	ALL CAESAR BREEZE PHASE 2, FIRST FLOOR ONLY
OFFER	JACUZZI & CERAMICS ON ROOFTOP

OFFER 2: BBQ

REQUIRED	CAESAR BREEZE PHASE 3, ONLY ARIES AND QUATRO VILLAS
OFFER	BBQ ON ROOFTOP

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