

Aquamarine

Bogaz Mansions

WHERE LUXURY JOINS NATURE.



- To the sea 600 meters
- Private school 15 mins
- Restaurant/ Bar 2 mins
- Fishing marina 2 mins
- Market 3 mins
- Spa/Massage Centre 2 mins
- ATM terminal 3 mins

AQUAMARINE

BOGAZ PORT MARINA





Aquamarine BOGAZ MANSIONS

This is a complex of 43 low-rise, scenic properties with a panoramic view of the Mediterranean Sea and mountains!

Located just 750 meters away from the pristine eastern coast promenade of the island.

Guaranteed, indisputable land title for your peaceful and comfortable life by the sea

A Private Life in an Elite Location

We offer you 365 days of carefree summer in a complex with a 180-degree sea view. Sandy, golden beaches, and the warm Mediterranean Sea are just five minutes away. A prestigious community, a high-status neighborhood, and a family-friendly atmosphere. Enjoy luxurious fish restaurants and a harbor with fishing boats. Welcome to the most sought-after location in the Bogaz area.

Accessibility:

Promenade - 5 minutes' walk

Restaurants - 3 minutes' walk

Eastern Mediterranean University - 15 minutes drive

Doga College and School - 15 minutes drive

Near East School - 10 minutes drive

Famagusta - 15 minutes drive



A modern, multi-story detached villa with a swimming pool and lush landscaping. The villa features a prominent balcony with large glass windows and a white facade. The pool area is surrounded by greenery, including palm trees and a hammock. The sky is blue with light clouds.

3+1 DETACHED VILLAS

CLOSED AREA: 142 SQ. M.

LAND PLOT: 320-425 SQ. M.



1ST
FLOOR



GROUND
FLOOR





3+1 SEMI-DETACHED VILLAS

CLOSED AREA: 139 SQ. M.

LAND PLOT: 395-430 SQ. M.

GROUND FLOOR



1ST FLOOR





An architectural rendering of a modern, two-story mansion. The building features a prominent white overhang on the upper level and a large glass facade on the ground floor. The outdoor terrace is furnished with a dining table, a lounge area with a fireplace, and a hammock. A central garden area contains a tree, cacti, and other plants. The sky is blue with scattered clouds.

4+1 MANSIONS

CLOSED AREA: 202 SQ.

M. TERRACE: 100-120 SQ. M.

LAND PLOT: 415-575 SQ. M

GROUND FLOOR



1ST FLOOR







APARTMENTS 1+1 and 2+1

1+1 APARTMENT AREA: 40-47 SQ. M.

2+2 APARTMENT AREA: 89-93 SQ. M.

All apartments on the ground floor have garden.

All apartments on the first floor have their own terrace with a full panoramic view on the rooftop.

1 + 1



2 + 1





A modern residential development featuring a swimming pool, lounge chairs, and contemporary architecture. The scene is set outdoors with a clear blue sky and scattered white clouds. In the foreground, a swimming pool with a metal ladder is surrounded by a light-colored paved deck. Several white lounge chairs and a wooden armchair are arranged around the pool. In the background, there are modern buildings with white facades and large windows. A prominent feature is a tall, vertical wooden slat structure. The overall atmosphere is bright and sunny.

43 LOW-RISE, SCENIC PROPERTIES, INCLUDING:

- **14** One-bedroom apartments starting from 150,000 GBP
- **12** Two-bedroom apartments starting from 200,000 GBP
- **8** units Semi-detached 3-bedroom townhouse villas starting from 380,000 GBP
- **6** units 3-bedroom villas starting from 450,000 GBP
- **3** units 4-bedroom mansions starting from 600,000 GBP.

Price grows within 3 years:

| APT type | Year 2020 | Year 2021 | Year 2022 | Year 2023 | 2024 Forecast | Approx % |
|--------------------|-------------|-------------|-------------|--|---------------|----------|
| 1+1 apt | 45,000 GBP | 80,000 GBP | 120,000 GBP | 150,000 GBP | 185,000 GBP | 311.11% |
| 2+1 apt | 85,000 GBP | 115,000 GBP | 180,000 GBP | 230,000 GBP | 270,000 GBP | 217.64% |
| 2+1 Bungalow | 115,000 GBP | 150,000 GBP | 215,000 GBP | 280,000 GBP | 330,000 GBP | 186.95% |
| 3+1 Townhouse | 185,000 GBP | 230,000 GBP | 280,000 GBP | 350,000 GBP | 420,000 GBP | 127% |
| 3+1 Villa Detached | 230,000 GBP | 300,000 GBP | 360,000 GBP | 457,000 GBP | 490,000 GBP | 113% |
| | | | | <p>Percentage Increase =</p> $\frac{\text{New Value} - \text{Original Value}}{\text{Original Value}} \times 100$ | | |
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EMBRACE NATURE'S BEAUTY WITH A BLEND OF LUSH GREEN LANDSCAPES AND THE BLUE SEA.

