

PHASE II

La JOY Perla Ya

RESORT & RESIDENCES







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La Joya Perla
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La Joya
BEACH CLUB



MERIT
Cyprus Gardens
Resort & Casino

La Joya
RESORT & RESIDENCES

La Joya Perla
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School 1,5km



Ercan Airport 49km



Beach Club 700m



Shopping Center 2,5km



Gazimağusa 22km



Hospital 3km





As DND Homes, we are proud to present our luxury residential project in Long Beach, Iskele, named La Joya Perla. So be ready to feel pampered and relaxed year-round in our exquisite 128 units residence with the extraordinary design and many amenities.

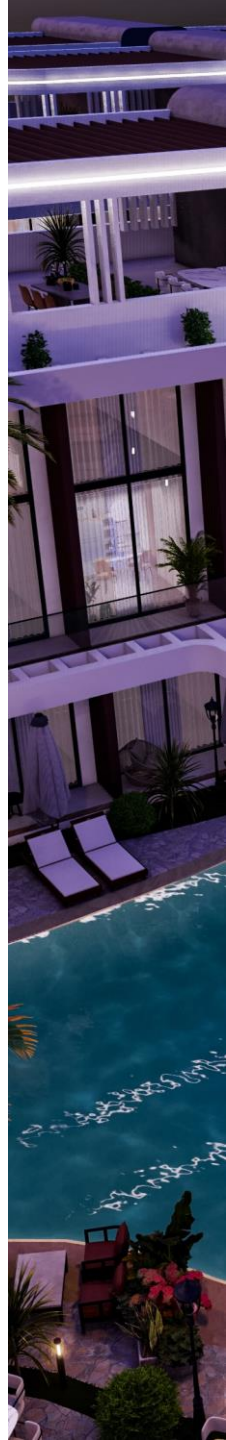


Total Areas

- ▶ Land Area: 8,800 m²
- ▶ Closed Area: 7,500 m²
- ▶ Basement Area: 4,400 m²
- ▶ Pool Area: 800 m²
- ▶ Green Area: 2,000m²

128 Units

- ▶ Studio Residence Grand: 14 Units
- ▶ Loft Residence Grand 1+1 : 70 Units
- ▶ Luxury Suite Residence 2+1: 8 Units
- ▶ Luxury Garden Suite Grand 2+1: 12 Units
- ▶ Luxury Garden Suite Premier 2+1: 24 Units



Amenities:



PHASE II



Underground Parking Garages



Indoor & Outdoor Swimming Pool



Restaurant



Aqua Park



Kids Playground



Basketball & Tennis Court



Mini Market



Spa & GYM



Unisex Hairdresser



Kids Club



USA Quality in Cyprus by **DND**





Technical
Details



Central Heating / Cooling



Central Internet System



Smart Home System



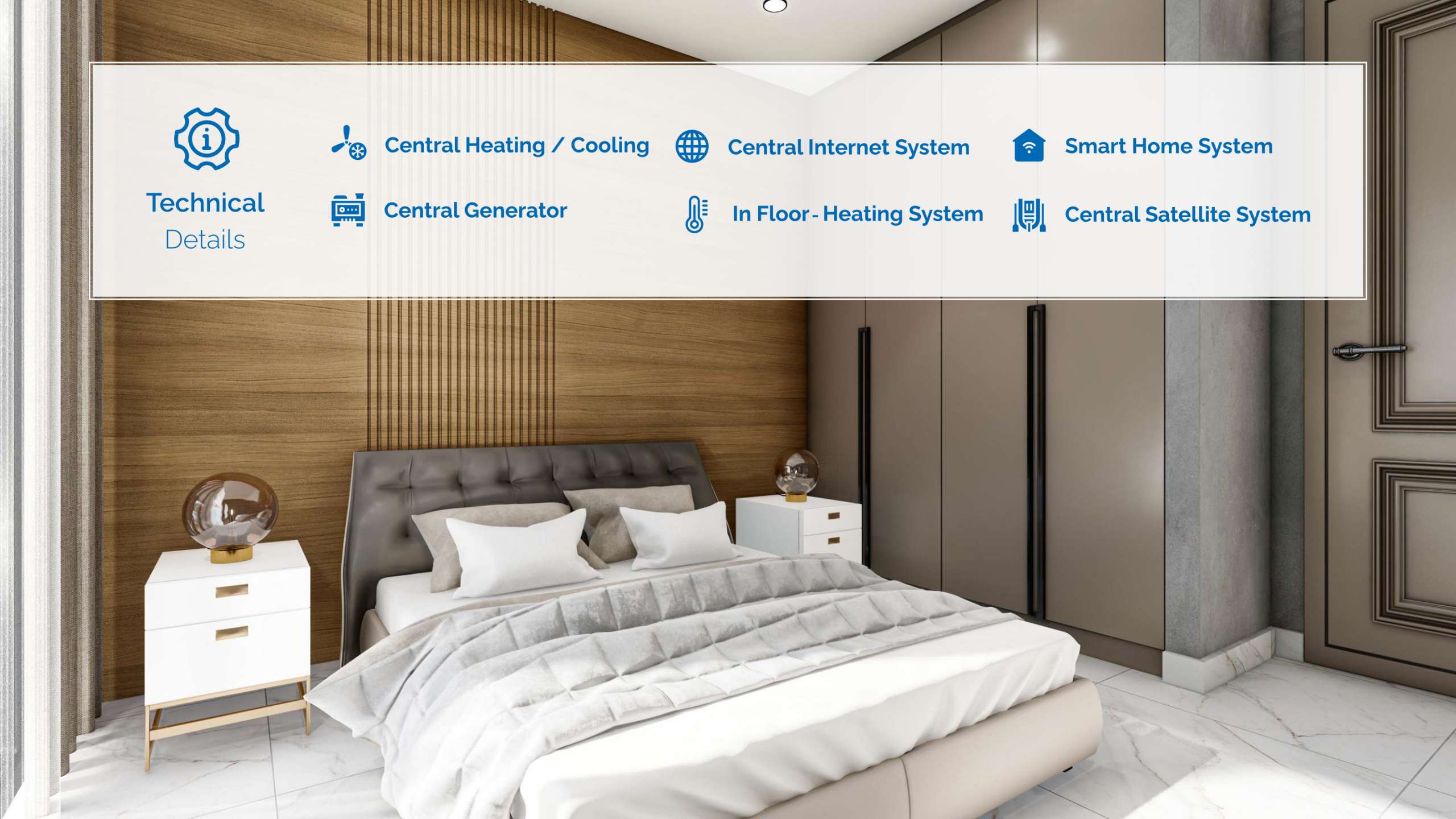
Central Generator



In Floor - Heating System



Central Satellite System





STUDIO RESIDENCE (1+0)

GRAND

Living Room - Kitchen

26m²

WC-Bathroom

4m²

Balcony

3,60m²

Total Close Area

33,60m²

Garden

6m²

Common Use Area

6m²



Total Use Area

45,60m²



LOFT RESIDENCE (1+1)

GRAND

Living Room - Kitchen

23m²

WC-Bathroom

4m²

Bedroom

13,5m²

Balcony

3m²

Total Close Area

43,5m²

Roof Terrace Area

23m²

Common Use Area

7m²



Total Use Area

73,5m²



LUXURY SUITE (2+1)

Living Room - Kitchen

WC-Bathroom

Hall

Bedroom

Bedroom

Balcony

Total Close Area

Roof Terrace Area

Common Use Area

27m²

4m²

2m²

12m²

13m²

3m²

61m²

58m²

7m²



Total Use Area

126m²



LUXURY GARDEN SUITE (2+1)

- Living Room - Kitchen
- WC-Bathroom
- Hall
- Bedroom
- Bedroom
- Balcony
- Total Close Area**
- Garden Area
- Pool Area
- Common Use Area

GRAND

PREMIER

30m²

30m²

4,5m²

4,5m²

2,5m²

2,5m²

11,5m²

11,5m²

11,5m²

11,5m²

7,5m²

7,5m²

67,5m²

67,5m²

23,5m²

43m²

9m²

12,5m²

12m²

12m²



Total Use Area

112m²

135m²



Sustainability and Green Initiatives: La Joya Perla's Dedication

At La Joya Perla, we are unwavering in our commitment to sustainability and the preservation of our beautiful environment. We are proud to share our initiatives in the following key areas:

- **Eco-Therm Bricks**
- **Double-Glazed Windows and American Panel Doors**
- **Water Purification System**
- **Water-Efficient Faucets**
- **Waste Sorting Bins**
- **Non-Toxic Paint**



Financial Benefits: A Wise Investment

Investing in real estate in North Cyprus is a lucrative opportunity that offers unique financial benefits. The region's consistently growing property market ensures that your investment will appreciate over time, delivering substantial returns. Beyond the promise of capital appreciation, investing in North Cyprus real estate opens the door to a stream of passive income through rental properties. With a high demand for both short-term holiday rentals and long-term tenants, you can enjoy a steady, reliable income that practically manages itself.

Moreover, North Cyprus boasts a low tax regime, making your real estate investments even more financially appealing. One of the many aspects that make this region a truly inviting destination is the practice of granting residence permits to expatriates who choose to invest in property here. The breathtaking coastal landscapes, the unique blend of cultures, and the region's rich history make North Cyprus a smart investment with a Mediterranean charm.

STUDIO RESIDENCE
GRAND

£94,900

DND

USA Quality in Cyprus

LOFT RESIDENCE (1+1)
GRAND

£129,900

LUXURY SUITE (2+1)
RESIDENCE

£184,900

LUXURY GARDEN SUITE (2+1)
GRAND

£214,900

LUXURY GARDEN SUITE (2+1)
PREMIER

£229,900

PAYMENT PLAN 1



• Deposit	5%
• Down Payment (1 Month)	30%
• Key Handover (May 2027)	45%
• 1 Year Interest-free Installment	20%

48 MONTHS

PAYMENT PLAN 2



• Deposit	5%
• Down Payment (1 Month)	45%
• Key Handover (May 2027)	30%
• 1 Year Interest-free Installment	20%

In this payment plan, there will be a direct 5% discount from DND

48 MONTHS

PAYMENT PLAN 3



• Deposit	5%
• Down Payment (Up To 6 Months)	40%
• No Payment For Up To 6 Months	-
• Months to completion + 2,5 Years Interest-Free Installments	55%

72 MONTHS



DND

USA Quality in Cyprus



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