

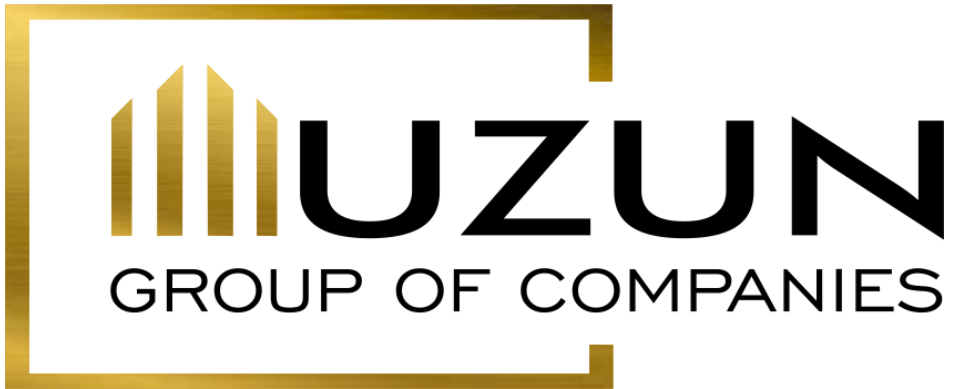
PRESENTS



SKY

DELUXIA

LIFE



The Uzun Group of Companies was established in 1980 as a family owned company by Gürsel UZUN in Nicosia. Our company serves in many regions of Northern Cyprus, in the area of construction and contracting, project design, real estate and consulting, furniture and rental car services, among others. It carries out its business with seriousness and meticulousness in all sectors where it operates. To create permanent living spaces that offer quality life styles to people which helps them to adapt to the environment and the city. By installing aesthetics with emotions, we do not consider the basic sheltering need of man as an engineering job; in this direction, it aims to change the concept of building in our country. Since its founding, Uzun Group of Companies has put its signature under numerous residential and commercial projects in the various regions of Northern Cyprus and it is among the top companies operating in quality projects in the country.





Our company, which adds value to investor and the region, is envisaged in the construction and contracting sector, taking into account the needs and expectations, as well as building its dreams for client-oriented projects and the wishes of our clients.





W We have rental and sales projects in many areas of Northern Cyprus. We offer our customers the opportunity to sell or rent our new and used apartments, villas and shops. Also after sales we continue to provide services for maintenance ,rental guarantee and finding tenants with the rent authorization given to us by our customers.





We are at your service for the wooden works of our projects with the difference of Unique wood workshop. fitted kitchen, bathroom, bedroom, wardrobe and many more for your wood works.





Uzun Car Rent sector provide you the highest service quality we got through years of experiences in North Cyprus.



AVAILABLE PROJECTS



Sky Deluxia Life



Libra Towers



The Breeze



Nova Residence



Vanora Park Salmis



Zodiac City - Virgo Villa



Ikon Premium Villas



Stilos Villas 1



Zodiac City - Gemini Villa



Stilos Villas 2



Ikon Gold



Ikon Villa



Uzun 24



Uzun 478



Uzun 11



Uzun 27



Uzun 28



Uzun 29



Uzun 30



Vanora

FUTURE PROJECTS



The Wave



Zodiac City - Aries Villas



Long Residence



Uzun Group Fam agusta Office

Reasons to Invest in Northern Cyprus



1. Rising Investment

North Cyprus property prices are rising by up to 10%p.a. in key investment zones. In other areas, prices have been extremely stable. Property investors in North Cyprus see their investment as a medium – long-term property purchase, anticipating considerable capital growth over the next few years. There is a strong demand for North Cyprus apartment and villa rentals and investors can also achieve up between 5-10% p.a. rental return, particularly on city-centre properties in the tourist capital of Famagusta where all-year rental properties for city workers and university students and academics are in great demand.



2. Tourism in Northern Cyprus

Tourism has affected the development of Northern Cyprus. North Cyprus welcomes thousands of tourists each year by air and sea. There are plenty of beautiful sandy beaches and famous, most beautiful wild flowers grow in here. There is lots of history to see everywhere, in Northern Cyprus.



3. Mediterranean Climate

North enjoys over 300 days of sunshine a year. Spring and autumn are balmy (20-25°), summers are hot (up to 35°) and winters dry and sunny (up to 16°). Sunshine is abundant during the whole year, particularly from April to September when the daily average exceeds eleven hours.



4. A Safe and Secure Life

As a result of researches carried out by the leading demographic structures and research institutions of the world, Cyprus has been chosen as the safest country among the countries with less than 5 million population. Out of all countries Cyprus is ranked in the 5th most secure country.



The bridge between your dreams and your life



Sky Deluxia Life project will be integrated with the magnificent beauty and scenery of Long Beach, which offers 4 seasons of holiday. Sky Deluxia Life, designed with a modern line in the center of Iskele Long Beach, which offers you not only a house but a life of holiday taste with its carefully designed landscape and various social activities. Sky Deluxia Life build on a 2.5 hectare area, which is consist of 5 block and 416 different types of apartment options and a hotel with 60 rooms.



Unique Architecture & Perfect View

Sky Deluxia Life, with special architecture and unique Mediterranean view from each apartment, which is located 550m walk to Long Beach the longest and most popular coast of the island with its golden sand and clear sea.



Apartment Types:

Sky Deluxia Life build on a 2.5 hectare area, which is consist of 5 block and 416 different types of apartment options

- Studio apartments
- One bedroom apartments
- Two bedroom apartments
- Three bedroom penthouse



Studio Apartments

All flats has see view

All flats have pool and mountain view

Studios flats are between 46m2 and 53m2

- Elevator
- Video intercom system
- Central camera system
- Central satellite system
- Air conditioning infrastructure
- Luxury ceramic
- Central internet
- Luxury fitted kitchen
- Luxury WC
- Wardrobe in all bedrooms
- Double glassing PVC
- Outdoor parking



Studio Apartments Floor Plans



1 Bedroom Apartments

All flats has see view

All flats have pool and mountain view
1+1 flats are between 69m2 and 89m2

- Elevator
- Video intercom system
- Central camera system
- Central internet
- Central satellite system
- Air conditioning infrastructure
- Luxury ceramic
- Luxury fitted kitchen
- Luxury WC
- Wardrobe in all bedrooms
- Double glassing PVC
- Outdoor parking



1 Bedroom Apartments Floor Plans



2 Bedroom Apartments

All flats has see view

All flats have pool and mountain view

2+1 flats are between 99m2 and 144,5m2

- Elevator
- Video intercom system
- Central camera system
- Central internet
- Central satellite system
- Air conditioning infrastructure
- Luxury ceramic
- Luxury fitted kitchen
- Luxury WC
- Wardrobe in all bedrooms
- Double glassing PVC
- Outdoor parking



2 Bedroom Apartments Floor Plans



Luxurious and Exquisite Penthouse

See, Feel and Touch a Higher Standard of Living with 334m² Luxurious and Exquisite Penthouse Flat with Stunning Sea and Mountain view.

- Master bedroom
- Jacuzzi
- barbeque
- Video intercom system
- Central camera system
- Central internet
- Central satellite system
- Air conditioning infrastructure
- Luxury ceramic
- Luxury fitted kitchen
- Luxury WC
- Wardrobe in all bedrooms
- Double glassing PVC
- Outdoor parking
- Elevator



3 Bedroom Penthouse Plan



INFRASTRUCTURE FACILITIE

- Outdoor Pool
- Indoor Pool
- aqua park
- Fitness Center
- Playroom
- Game room
- SPA Center
- Turkish Bath
- Sauna
- Beauty Salon
- Pool Bar
- Terrace Bar
- A La Carte Restaurant
- Open Buffet Restaurant
- Mini golf
- Volleyball / Basketball
- Tennis / Handball
- Amphitheater
- Playground
- Souvenir Shop
- Market
- ATM
- Reception and Maintenance Services
- Recreation Areas
- Outdoor Parking Area
- 24/7 Security
- Security Cameras
- Free Transfers to the City Center, sea and Supermarket



Activity Centre

Activity center facilities include:

- Game room
- Playroom
- Indoor pool
- Sauna
- Spa
- Turkish bath
- Gyne



Deluxe Spa & Turkish Bath

Deluxe Turkish bath and spa where the peace comes to life in a calm atmosphere where everything is elegantly designed with the understanding of world-class spa, Turkish bath, indoor pool and massage salon provides a unique feeling of renewal by resting your body and mind.



Indoor Pool & Gym

Train your muscles and relief your stress with our new modern Gym, Cardio, Weight Equipment, Experienced Coaches, and With our Indoor Pool you are free to swim anytime you want.



Playroom & Game Room

Our activity center is specifically designed to enable children to play there ,where there are many social activities that will help your children to develop themselves, a safe game room where you can entrust your children in your busy times, and playroom for PlayStation and Xbox lover.



Beauty Center

The beauty center will provide hair ,makeup and skin care services to our male and female guests with its professional creative, fashion-indexed staff.



Sky Water Park & Anqa Pool

You are invited to enjoy the fun at the point where the nature , green, water and sky meet...there are four different pool options , one of which is an aqua park ,one for children and two for adults, all day swimming activities and various poolside activities accompanied by Dj, And Anqa pool inspired by the majestic firebird , is composed of two adult and one children pools.



Playground & Mini Golf

We designed the playground for children to play safely to contribute to their physical and mental development to develop their creativity to socialize and have fun mini golf added for not only to children but also to guest and all ages .



Amphitheater

We offers spectacular shows, outdoor party, dance, live music, DJ , celebration events, children's theater and an amphitheater Where you can experience a wide range of activates and unlimited entertainment.



Recreation Area

You can spend pleasant and peaceful moments, read a book or enjoy the sky in the relaxation areas where precious trees and various plants species are available. We made this area so you can enjoy a quality time alone or with your beloved ones.



Pool Bar&Terrce Bar

You can enjoy the energy of the pool while sipping your ice cold drink in the pool bar. The terrace offers unforgettable moments to guests with its spectacular sea and pool view, stylish outdoor decoration ambitious cocktails and delicious food ,with DJ and live music performances during summer and spring seasons.



Restaurants & Cafes

There are two restaurants, one a la Carte and one open buffet with its carefully prepared menu which combines different flavors of the world with its unique view on Mediterranean evenings and a cafe with different tastes and rich menu for fast food lovers.



Deluxia Hotel

Deluxia Hotel offers guests a relaxed comfortable accommodation and truly memorable experience with our friendly staff for short/long stays. Enjoy the beauty of Mediterranean Sea. The rooms are specially designed to create a relaxing ambience. We will be very pleased to welcome you as our guest.



Market, ATM & Souvenir

You can meet the needs of home from the convenience store in Sky Deluxia Life. Fresh and organic products daily pastry and bread varieties, fresh dairy products and more. ATMs within the site area 24/7 .we offer you many choices in the souvenir shop for your cultural needs, spatial souvenirs of Cyprus, small surprise on special accession and your personal needs.



Nearest sports

You can have different experiences with water sports at Long Beach which is 550meters walking distance to Sky Deluxia Life or you can reach with our spatial services. You can stay in shape with walking and cycling trails in the open air and spectacular scenery, you can have fun and sport with jet ski, kiteboarding and beach volleyball tournaments.



Security ,Services & Free shuttle

Feel safe 24/7 with private security personnel and cameras to ensure a safe and secure life our hosts and guests. Our Vip Long Beach vehicle services will be available from the early morning hours to the evening hours. furthermore, Uzun Rent A Car is at your service all day with luxury and economic car rental options. We will also have free shuttle services to the city center, supermarkets and the sea.



Easy access to all parts of Northern Cyprus

- 550 meters to Long Beach
- 8 minutes to the Glapsides Beach and Silver Beach
- 10 minutes to hospital, university and schools
- 12 minutes to the Famagusta city center
- 20 minutes to Bafra tourism area
- 25 minutes to Ercan Airport
- 35 minutes to Nicosia city center
- 45 minutes to Kyrenia city center
- 55 minutes to Karpasia tourist area
- 80 minutes to Larnaca Airport
- 150 minutes to Paphos Airport



PAYMENT PLANS

- 1st PAYMENT: %30
- Until Delivery: %40
- After Delivery: %30
(24 Months without interest)

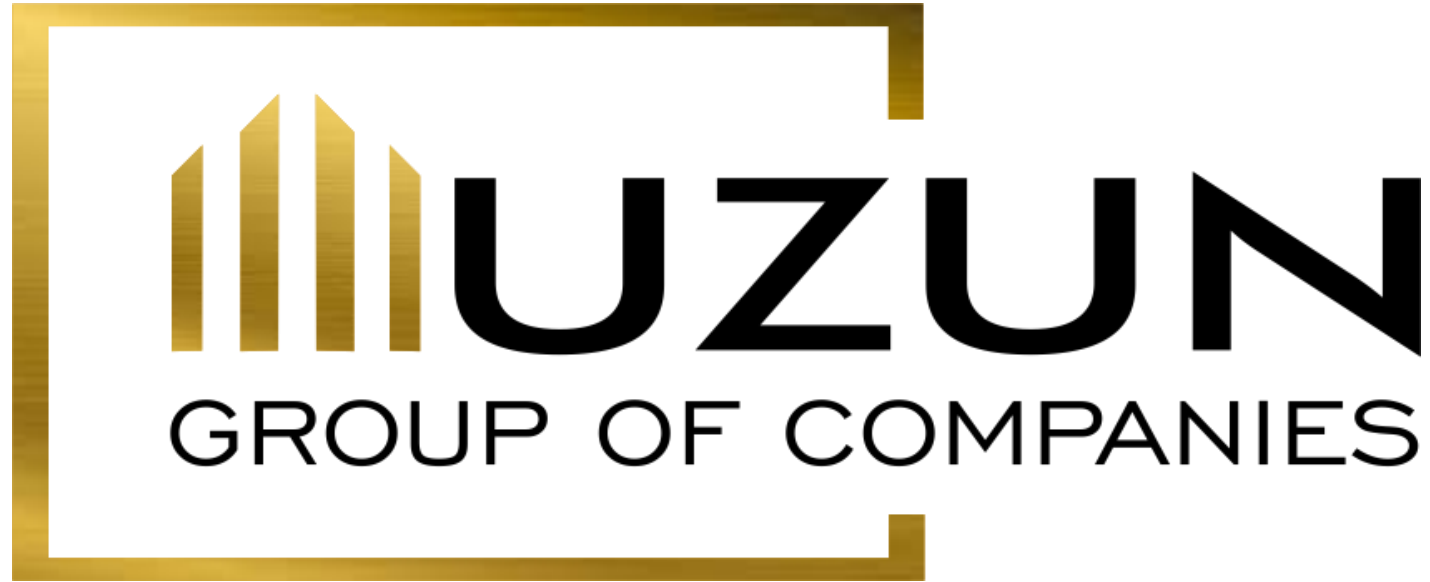
MAINTENANCE

- Studio Flat: 45 GBP
- 1 Bedroom: 50 GBP
- 2 Bedroom: 55 GBP
- 3 Bedroom : 70 GBP

TAX

- Stamp Duty : %0,5(Signing the contract)
- VAT : %5 (3 Months before handover)
- Connections : 2000 GBP(3 Months before handover)





www.uzunconstruction.com