



*Yeşilin maviye karıştığı bir yaşam...*



Famagusta, Yeniboğaziçi

Construction beginning – August 2018

Delivery of the villa – 24 month

Delivery of the whole project – 36 month

**"Ada Park" contains**

19 detached villa 3+1 180 m<sup>2</sup>

1 semi-detached villa 2+1 90 m<sup>2</sup>

1 detached villa 2+1 90 m<sup>2</sup>

6 boutique

3 luxury flat 2+1 80 m<sup>2</sup>

2 luxury flat 2+1 80 m<sup>2</sup> (+50 m<sup>2</sup> terrace)

Shared swimming pool

Green park area and kids playground

Gym, grocery store, and pharmacy, beauty salon  
and restaurant







A10

B5

B4

A9

A8

A7

B6

A2

A3

A4

A5

A6

B1

B2

B3

A1

F

SOLD

SOLD

SOLD

## **Features:**

### **Ground floor**

Big entrance area  
Living-room  
Optional for every client open or separated kitchen, dining area  
Front and rear terraces  
Guest WC

### **1st Floor**

3 Bedroom  
Master bedroom with bathroom and wardrobe room  
Common bathroom with big walk-in shower  
Balcony  
Separately washing machine cabinet

### **Our general standard**

The enormous variety of options at the quality floor and bathroom ceramic tiles  
The enormous variety of options at quality WC and bathroom faience, accessories  
Bathroom faience and WC are Hilton standard  
Luxury fitted kitchen (color selection)  
Fitted wardrobe in every bedroom, Entrance cabinet  
PVC double glazed windows  
Glass windows at the stairs  
Silicon Glass Aluminum Railing  
Hydrophore system and solar panel water heating system  
Central TV satellite and Internet system  
Air conditioner infrastructure  
Terrace on the roof

### **Extra:**

Plasterboard  
Additional cupboard under the stairs









## A ve B type

Total area – 180 m<sup>2</sup>

Net area – 150 m<sup>2</sup>

Land of every villa  
starts from

**220 m<sup>2</sup>**

Room type	m <sup>2</sup>	Floor
Living-room	24,70	Ground floor
Kitchen	22,10	Ground floor
Guest WC	2,70	Ground floor
Corridor	7,30	Ground floor
Front terrace	16,70	Ground floor
Rare terrace	7,70	Ground floor
Master bedroom	13,30	Second floor
Wardrobe of master bedroom	3,15	Second floor
Bathroom of master bedroom	3	Second floor
Master bedroom balcony	3	Second floor
Second bedroom	11,80	Second floor
Kid's bedroom	10	Second floor
General bathroom	6,70	Second floor
Corridor	6,15	Second floor

# A type villa's floor plan



Ground floor



Second floor

## Flat 2+1

Total area – 70 m<sup>2</sup>

Net area – 80 m<sup>2</sup>

Room type	m <sup>2</sup>
Living-room and kitchen	31,45
Bedroom	11,6
Bedroom	11,20
Bathroom	4,20
Corridor	3
Balkony	4,20

## Flat with terrace 2+1

Total area – 70 m<sup>2</sup> + 46,40 terrace

Net area – 80 m<sup>2</sup>

Room type	m <sup>2</sup>
Living-room and kitchen	34,70
Bedroom	10
Bedroom	11,10
Bathroom	4,20
Corridor	3
Balkony	16,40
Terrace	30



# Flats floor plan



# Swimming-room









# Park area and kids' playground









# GYM, market, pharmacy, Beauty salon and restaurant









# Living-room







# Kitchen



# Dinning area





# Master bedroom







# Bedroom







# Kid's bedroom







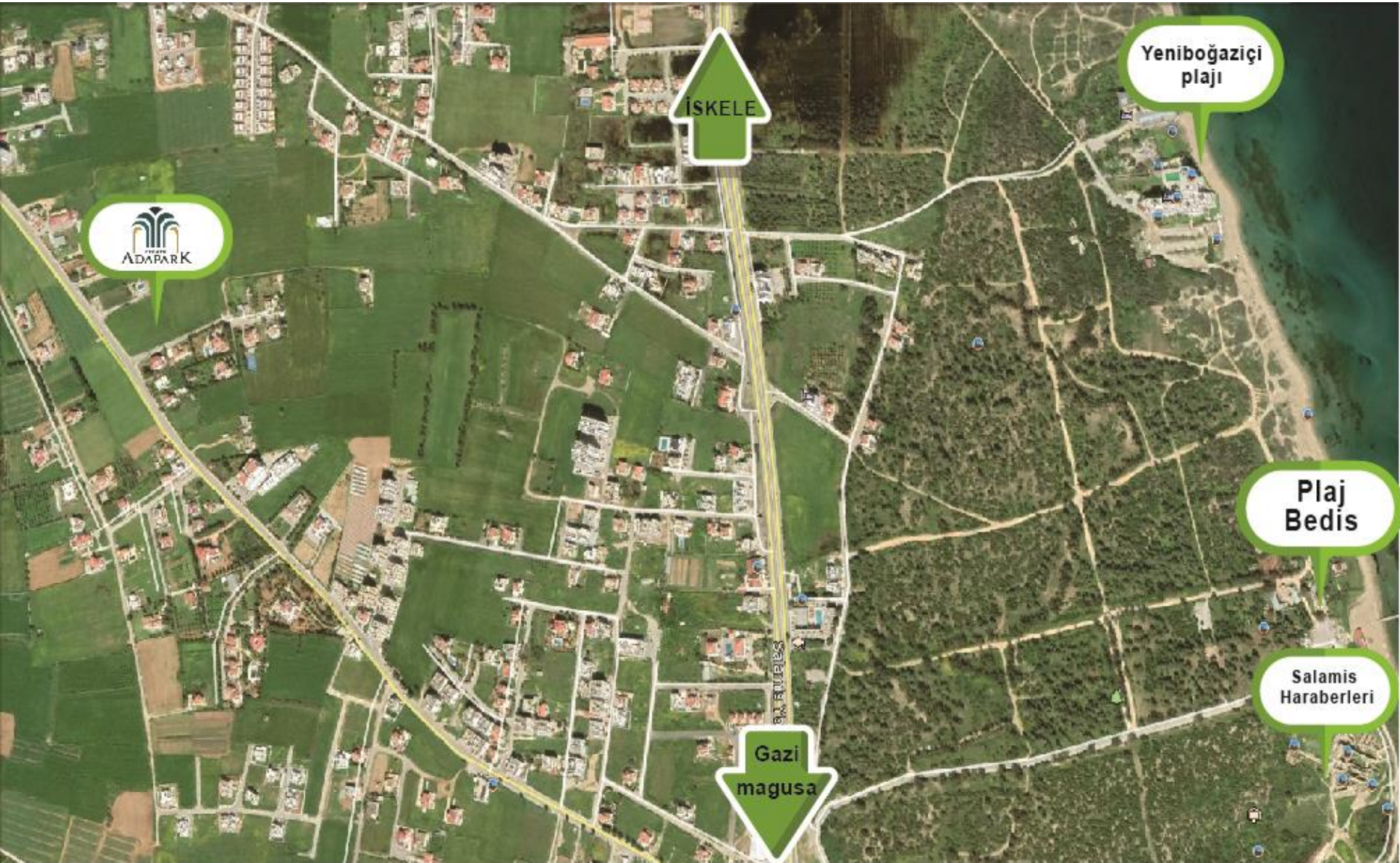
# General bathroom







# Location









## Popular Area Attractions:

Ancient park Salamis

St. Barnabas church and his  
grave

Salamis Beach

Picnic area

Children play yard



## Travel Times to Amenities:

Local village shops and restaurant: 3 minute walk away

Salamis park, beach and picnic area: 3 minute walk away

Markets, supermarkets and malls in the town of Famagusta: 5 minute drive

Famagusta city central hospital: 5 minute drive

Famagusta castle: 15 min drive

Eastern Mediterranean University: 5 minute drive

Ercan airport: 30 min drive

Iskele city: 10 minute drive

Iskele seaside: 10 minute drive



No of property	Type of property	Number of rooms	Property, m²	Land, m²	Sale price, £
B6	Detached villa	3+1	180	330	Sold
A2	Detached villa	3+1	180	225	173000
A3	Detached villa	3+1	180	225	Sold
A4	Detached villa	3+1	180	225	173000
A5	Detached villa	3+1	180	225	Sold
A6	Detached villa	3+1	180	228	Sold
A10	Detached villa	3+1	180	256	Sold
B5	Detached villa	3+1	180	340	Sold
B4	Detached villa	3+1	180	220	173000
A9	Detached villa	3+1	180	220	173000
A8	Detached villa	3+1	180	220	173000
A7	Detached villa	3+1	180	306	178,000
B3	Detached villa	3+1	180	280	178,000
B2	Detached villa	3+1	180	225	173000
B1	Detached villa	3+1	180	225	173000
A1	Detached villa	3+1	180	225	173000
F	Detached villa	2+1	118	185	Sold
D2	Daire	2+1	80+60,8 teras		Sold
D1	Daire	2+1	80		90,000
C1	Daire	2+1	80+46,4 teras		102,000
C2	Daire	2+1	80		90,000
C3	Daire	2+1	80		90,000



# Payment plan

**% 30**

Down  
payment

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**36 month**  
instalment  
**%0 interest**  
rate

