

# QUATROS & VILLAS



VILLAS

HELENA  
READY

CECILIA  
NOVEMBER 2023

PRISCILLA  
AUGUST 2023

IONA  
SEPTEMBER 2022

GLORIA  
MARCH 2023

TERRA  
READY

SOPHIA  
MARCH 2022

QUATRO  
VILLAS

ISABELLA  
NOVEMBER 2022

FOR ILLUSTRATION ONLY



# CAESAR BLUE SITE PLAN





# QUATROS & VILLAS SITE PLAN





# LOCATION & ACCESSIBILITY



Larnaka Airport 79 km • Nicosia 65 km  
Ayia Napa 45 km • Ercan Airport 55 km

## Breathtaking NORTH CYPRUS

With miles of golden sands, secluded coves and sheltered bays all gently lapped by crystal clear waters, along with the local hospitality, the fascinating historical sights and culture, makes North Cyprus your perfect second home location.

To top it off , the climate of North Cyprus is perfect all year round with typical Mediterranean weather, with sunny summers and mild winters. The ideal lifestyle!





CAESAR BLUE  
SEASIDE LUXURY APARTMENTS & VILLAS

# PARADISE

## AWAITS FOR YOU

Under the blue skies and right by the beautiful mountains...

Caesar Blue lays beside a sandy beach on the edge of the Mediterranean Sea. These all inclusive seaside luxury apartments with an Aqua Club complex is a true North Cyprus delight.

You may alternate between different leisure activities such as peaceful Pilates under the trees or exhilarating wakeboarding on the sea.







# FACILITIES



Restaurants & Bars



Cafe & Bakery



BBQ Areas



Beach Bar



Supermarket



Huge Aqua Park



Water Sport Stores



Sauna



Indoor & Outdoor Pools



Kids Playground



Football Field



Tennis Court



Sport Facilities



ATM



# FULLY EQUIPPED BEACH





# MEMBERSHIP CARD

Caesar Projects is proud to present a Membership Card, that allows our clients to have unique privileges and benefits in all our projects' facilities and services.

We aim to connect all our clients by creating extraordinary experiences and build a lifetime of memories.

- ✓ Restaurants & Bars
- ✓ Fitness Centres
- ✓ Spa & Wellness
- ✓ Leisure & Sports Areas

- ✓ Aquaparks
- ✓ Swimming Pools
- ✓ Children Playgrounds
- ✓ Additional Services



CAESAR RESORT



CAESAR BLUE



CAESAR BEACH



CAESAR BAY



CAESAR CLIFF

- ✓ 10% discount at all Restaurants & Bars
- ✓ 10% discount on Water Sport Facilities
- ✓ 10% discount for Diving & Fishing Activities
- ✓ Complimentary access to all Swimming Pools
- ✓ Complimentary access to Sports Grounds & Children Playground





**YOUR DREAM**  
OF A SEASIDE LUXURIOUS  
HOME IS ABOUT TO  
**COME TRUE!**





# CAESAR BLUE QUATROS





CAESAR BLUE  
SEASIDE LUXURY APARTMENTS & VILLAS



# INTERIORS





FOR ILLUSTRATION ONLY

# QUATROS SITE PLAN

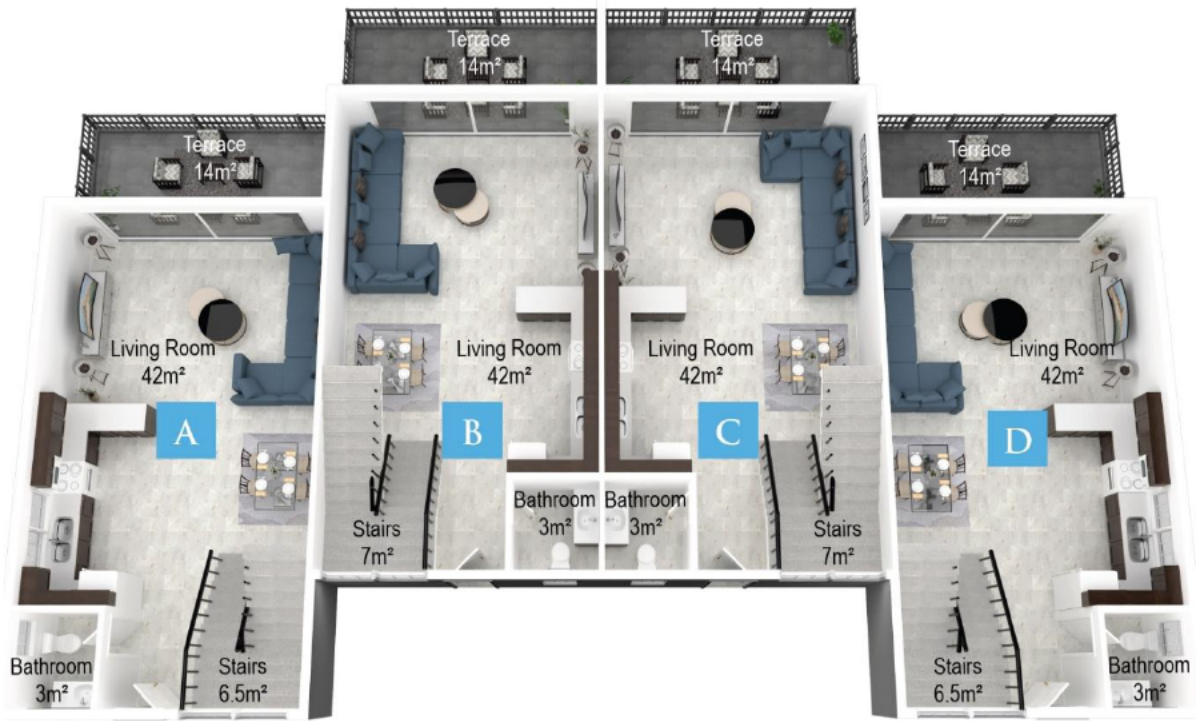






CAESAR BLUE

SEASIDE LUXURY APARTMENTS & VILLAS



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Caesar Blue Quatro  
Ground Floor



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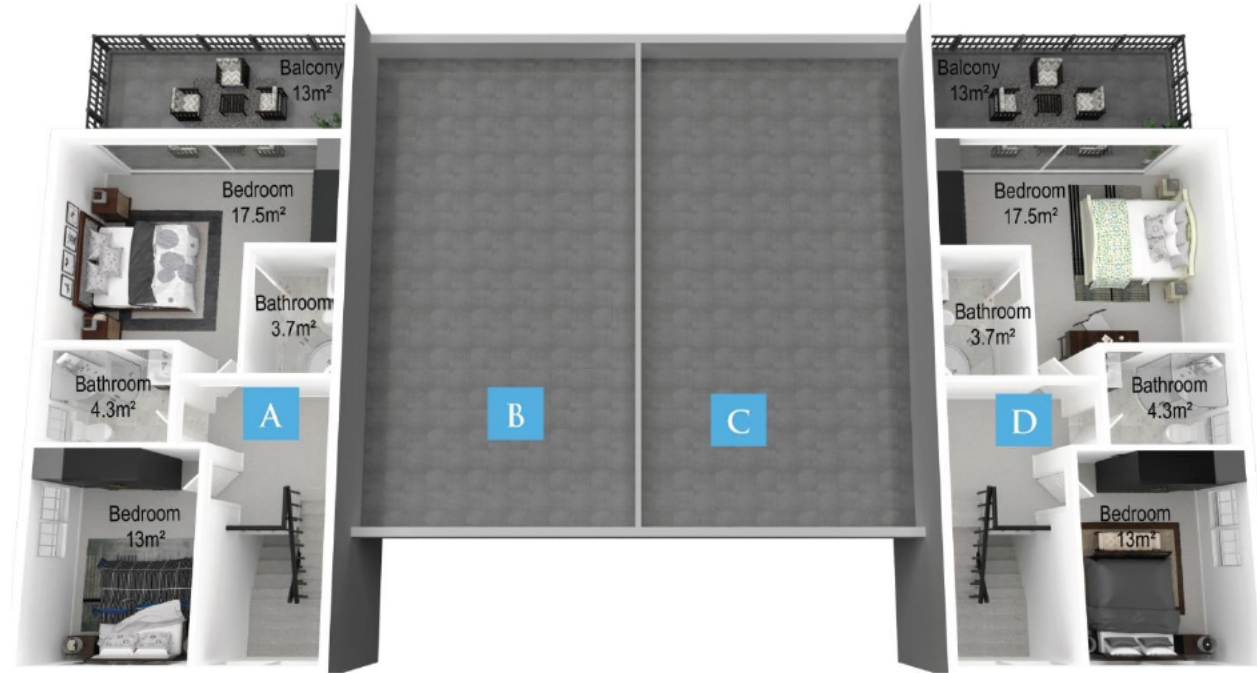
Caesar Blue Quatro  
Ground Floor (Optional)





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Caesar Blue Quatro Mezzanine & First Floor



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Caesar Blue Quatro First Floor



# PAYMENT PLAN

1000-GBP non refundable deposit fee
30% down payment and delivery within 2.5 years
70% remaining within 72 months no % instalments, starts in 1 month after 30%
VAT + utility fee within 1 year after the key handover

## MAINTENANCE FEE IN GBP (ANNUAL), STARTING FROM KEY HANDOVER

TYPE	ANNUAL FEE
Quarto Villas 2 bedroom	690 GBP
Quarto Villas 3 bedroom	756 GBP



# FULLY FURNISHED DESIGN PACK READY FOR RENTAL (OPTIONAL)

TYPE	FEE IN GBP
Quarto Villas 2 bedroom	11.000 GBP
Quarto Villas 3 bedroom	13.000 GBP



# EXTRA FEE (ONE-TIME PAYMENT)

VAT	5 % of sales price	Within 1 year after KH
Utility connection	Connection of water and electricity	
Quarto Villas 2 bedroom	2.000 GBP	In 1 year after key
Quarto Villas 3 bedroom	3.000 GBP	In 1 year after key
STUMP DUTY	0.5%	On registration day



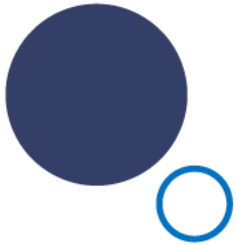
# CAESAR BLUE VILLAS







# INTERIORS







# VILLAS SITE PLAN

**FOR ILLUSTRATION ONLY**







**CAESAR BLUE**  
SEASIDE LUXURY APARTMENTS & VILLAS



# VILLAS SITE PLAN

**FOR ILLUSTRATION ONLY**





CAESAR BLUE  
SEASIDE LUXURY APARTMENTS & VILLAS



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Caesar Blue Semidetached Villa  
Ground Floor



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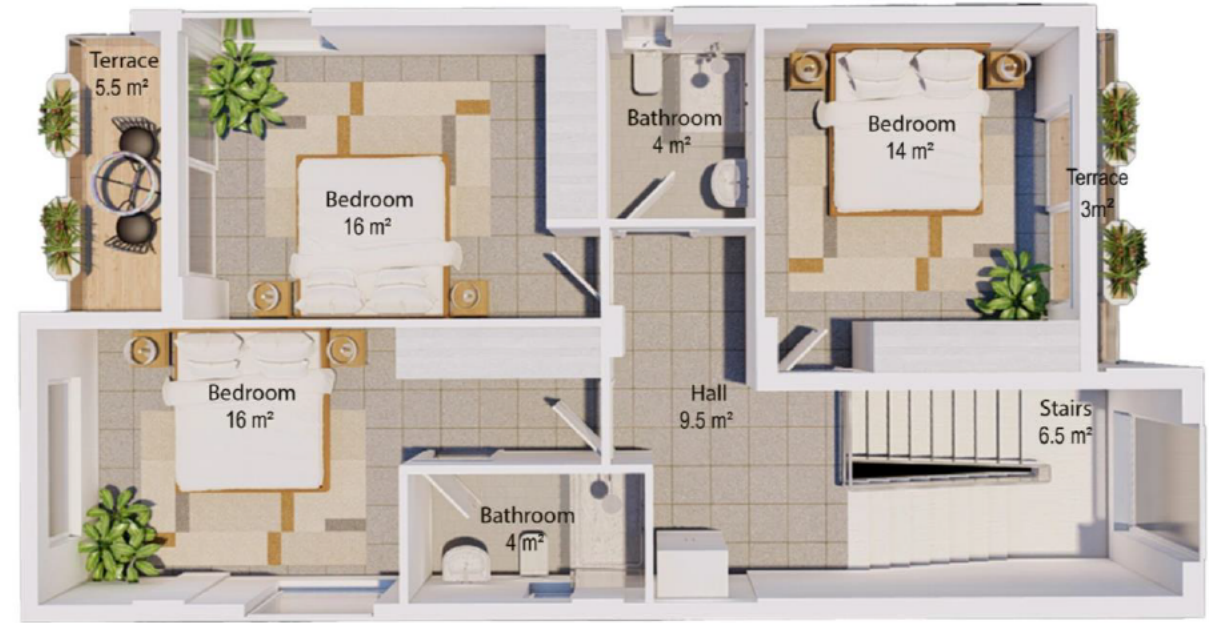
Caesar Blue Semidetached Villa  
First Floor





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Caesar Blue Detached Villa 4+1  
Ground Floor



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Caesar Blue Detached Villa 4+1  
First Floor





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Caesar Blue Detached Villa 3+1  
Ground Floor



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Caesar Blue Detached Villa 3+1  
First Floor



# PAYMENT PLAN

1000-GBP non refundable deposit fee
30% down payment and delivery within 2.5 years
70% remaining within 60 months no % instalments, starts in 1 month after 30%
VAT + utility fee within 1 year after the key handover

## MAINTENANCE FEE IN GBP (ANNUAL), STARTING FROM KEY HANDOVER

TYPE	ANNUAL FEE
Semidetached 3 bedroom Villa	690 GBP
Detached 3 bedroom Villa	756 GBP
Detached 4 bedroom Villa	756 GBP



# FULLY FURNISHED DESIGN PACK READY FOR RENTAL (OPTIONAL)

TYPE	FEE IN GBP
Semidetached 3 bedroom Villa	18.000 GBP
Detached 3 bedroom Villa	20.000 GBP
Detached 4 bedroom Villa	20.000 GBP
POOL (OPTIONAL)	
3 x 6m	16.000 GBP
4 x 8m	20.000 GBP



# EXTRA FEE (ONE-TIME PAYMENT)

VAT	5 % of sales price	Within 1 year after KH
Utility connection	Connection of water and electricity	
Semidetached 3 bedroom Villa	2.000 GBP	In 1 year after key
Detached 3 bedroom Villa	3.000 GBP	In 1 year after key
STUMP DUTY	0.5%	On registration day



