

CAESAR RESORT



LOCATION

Caesar Resort is located in Yeni İskele (Tricomu), Famagusta. The complex is built next to the famous Long Beach, known as one of the most beautiful beaches in Cyprus. The ideal Mediterranean climate, with sunny summers and mild winters, creates the best conditions for comfortable living.

4 km from the village of Yeni İskele

600 m drive to Long Beach

49 km drive to Ercan Airport

72 km drive to Larnaca Airport

19 km drive to Famagusta

10 km drive to Salamis, an ancient city

68 km drive to the capital Nicosia

70 km drive to Kyrenia, the “pearl” of Cyprus

9 km drive to Bogaz, a beautiful fishing village.



DIRECTION



Büyükhan, Lefkoşa

Kantara Castle
Bufavento Castle
St. Hilarion Castle
Karpas Peninsula
Buyuk Han, Lefkosia
Lala Mustafa Pasha Mosque
Famagusta
Bellapais Abbey
Ancient City of Salamis
Lefkoşa, the capital city
Bogaz, a fishing village
Kyrenia, the “pearl” of Cyprus



Мечеть Лала Мустафа Паша

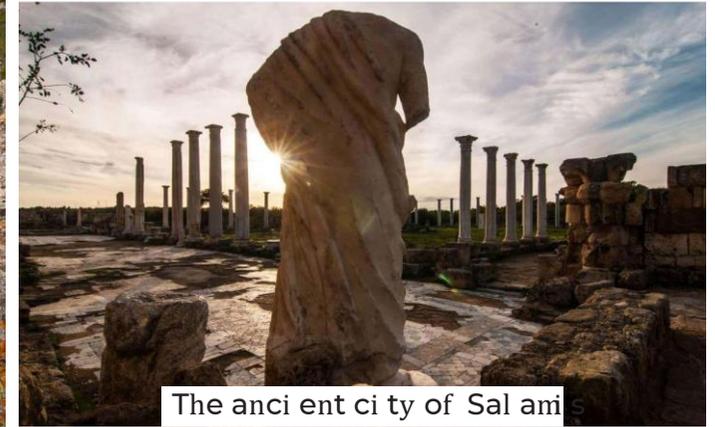
DIRECTION



Kantara Castle



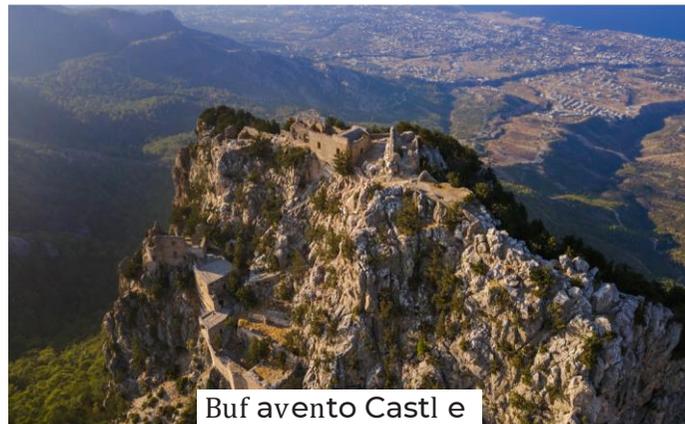
Carpas Peninsula



The ancient city of Salamis



Bellapais Abbey

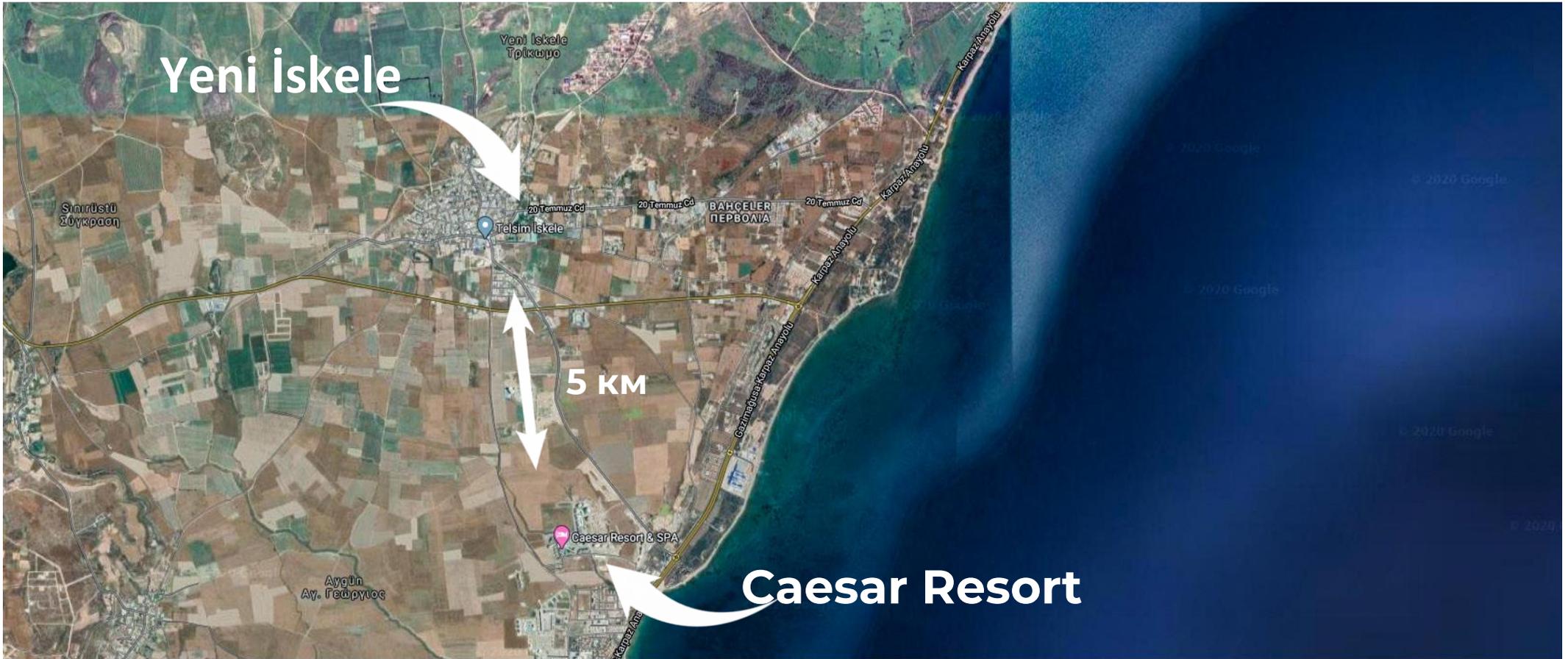


Bufavento Castle



Castle of Saint Hilary

PROJECT AREA



OVERVIEW



Yeniköy, Famagusta, Northern Cyprus

The project covers 200,000 m²

📍 Caesar Resort is an apartment complex located 600 meters from a sandy beach with picturesque landscaping and breathtaking views of the Mediterranean Sea.



CAESAR RESORT I



Caesar Resort - I consists of 15 buildings

Infrastructure:

- ✓ Pool bar Water Park with swimming
- ✓ pool Lucca restaurant and bar
- ✓ Semi-Olympic swimming pool
- ✓ Children's pool
- ✓



INFRASTRUCTURE



Infrastructure:
Dead Sea SPA Sauna
Turkish hammam Beauty salon Cosmetology
Dead Sea water pool



INFRASTRUCTURE



Infrastructure: Indoor
swimming pool Family
pool Kindergarten
Educational center Game
room Children's
playground



INFRASTRUCTURE



Infrastructure: Fitness center

- ✓ Sports grounds Sports
- ✓ activities Children's activities
- ✓
- ✓



CAESAR RESORT II



Caesar Resort - II consists of 12 buildings

Infrastructure:

Swimming pools

Children's playground Wine bar and tapas bar

"Vino" Lounge bar 'Pamukkale'

Fine dining restaurant "Caleo":



INFRASTRUCTURE



INFRASTRUCTURE



COMMERCIAL CENTER



- ✓ Infrastructure:
- ✓
- ✓ Taxi
- ✓ Laundry Pharmacy
- ✓ Car rental Travel agency
- ✓ Bicycle rental

COMMERCIAL CENTER



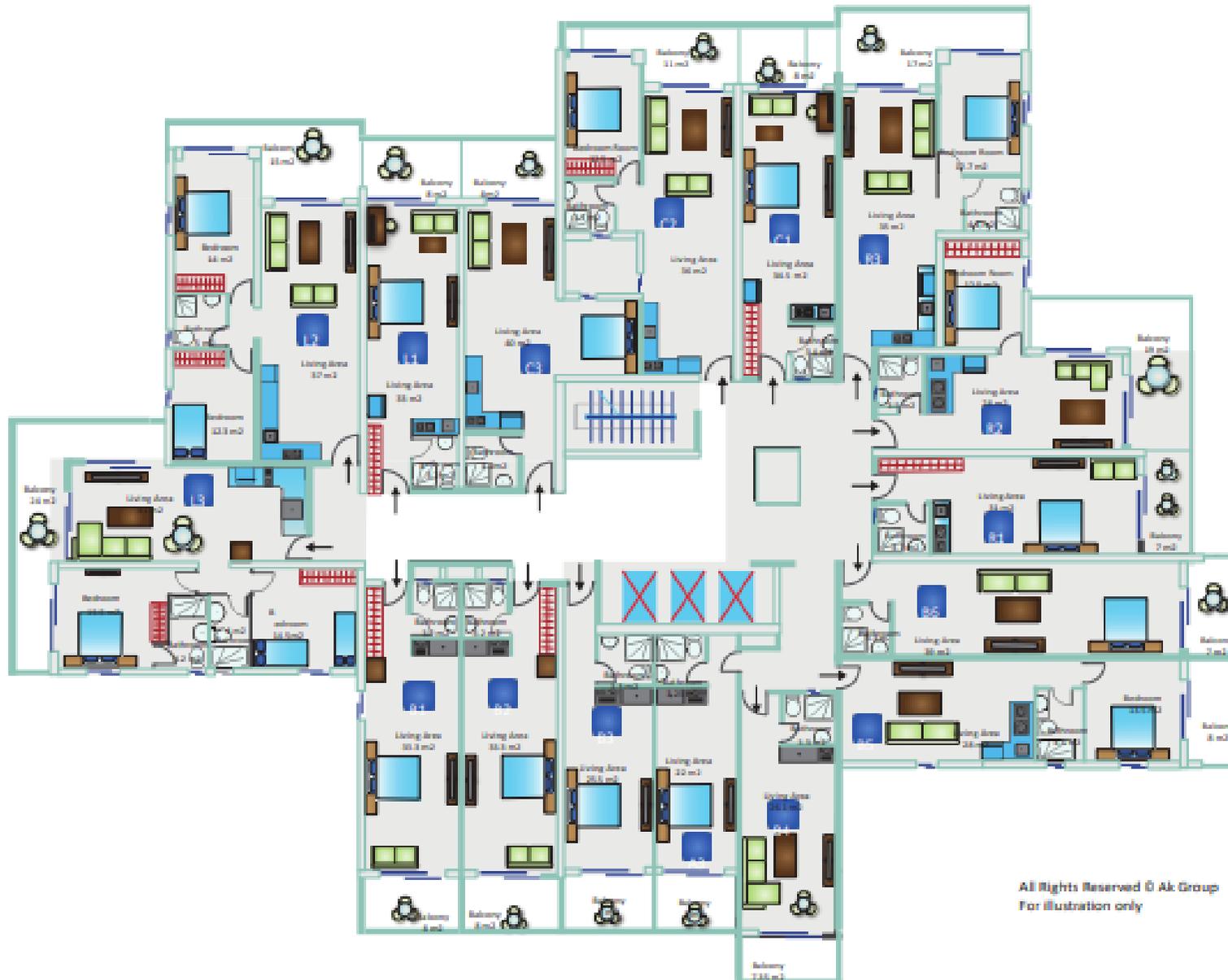
Infrastructure:

- ✓ Supermarket
- ✓ Beauty salon
- ✓ Medical center
- ✓ Coffee shop and bakery "Cafe Paris" Club and restaurant
- ✓ "Avalon" Studio technicians
- ✓ "One Will" Chinese restaurant
- "Panda"



PLAN BUILDINGS

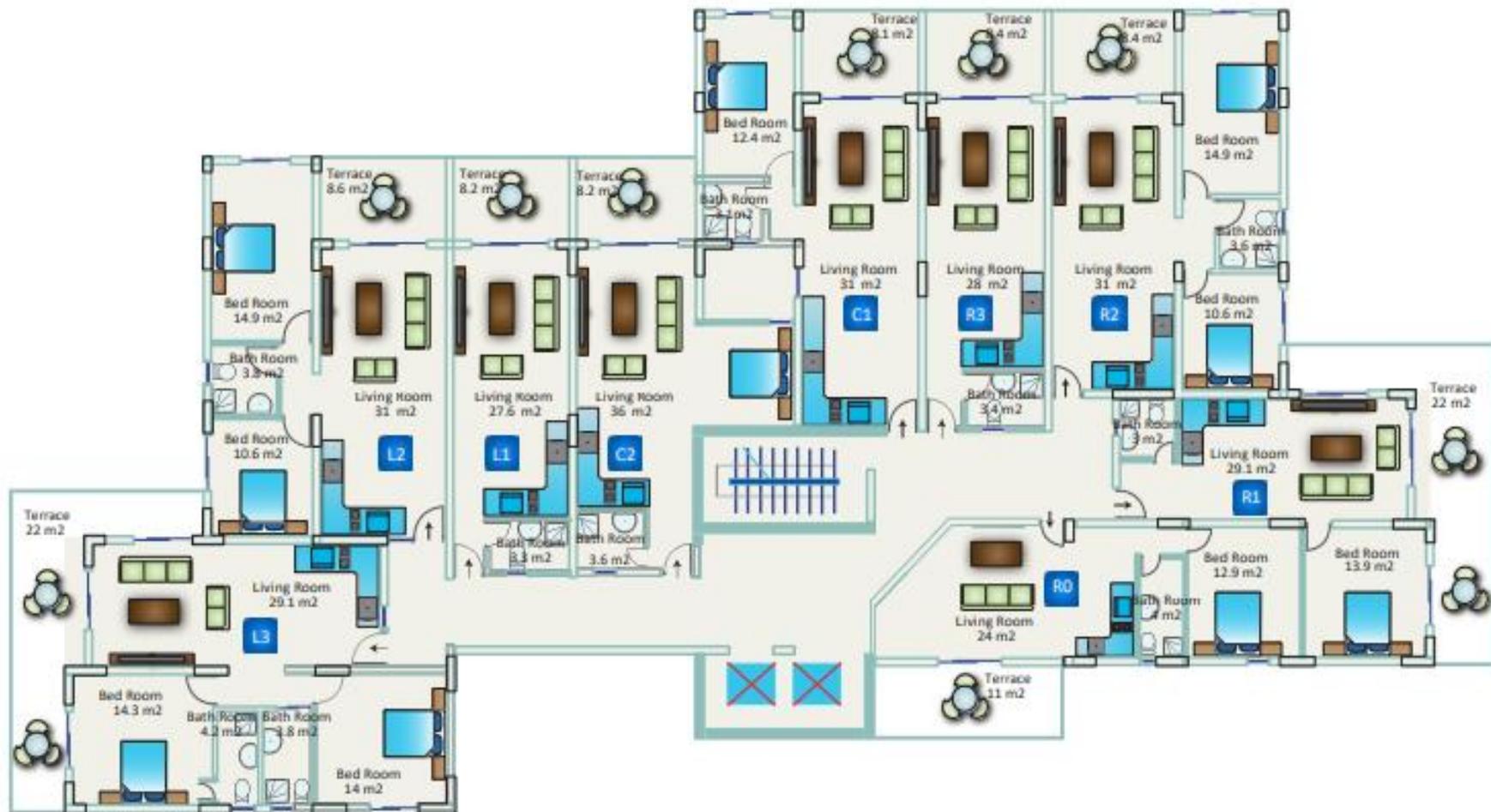
COMMODUS



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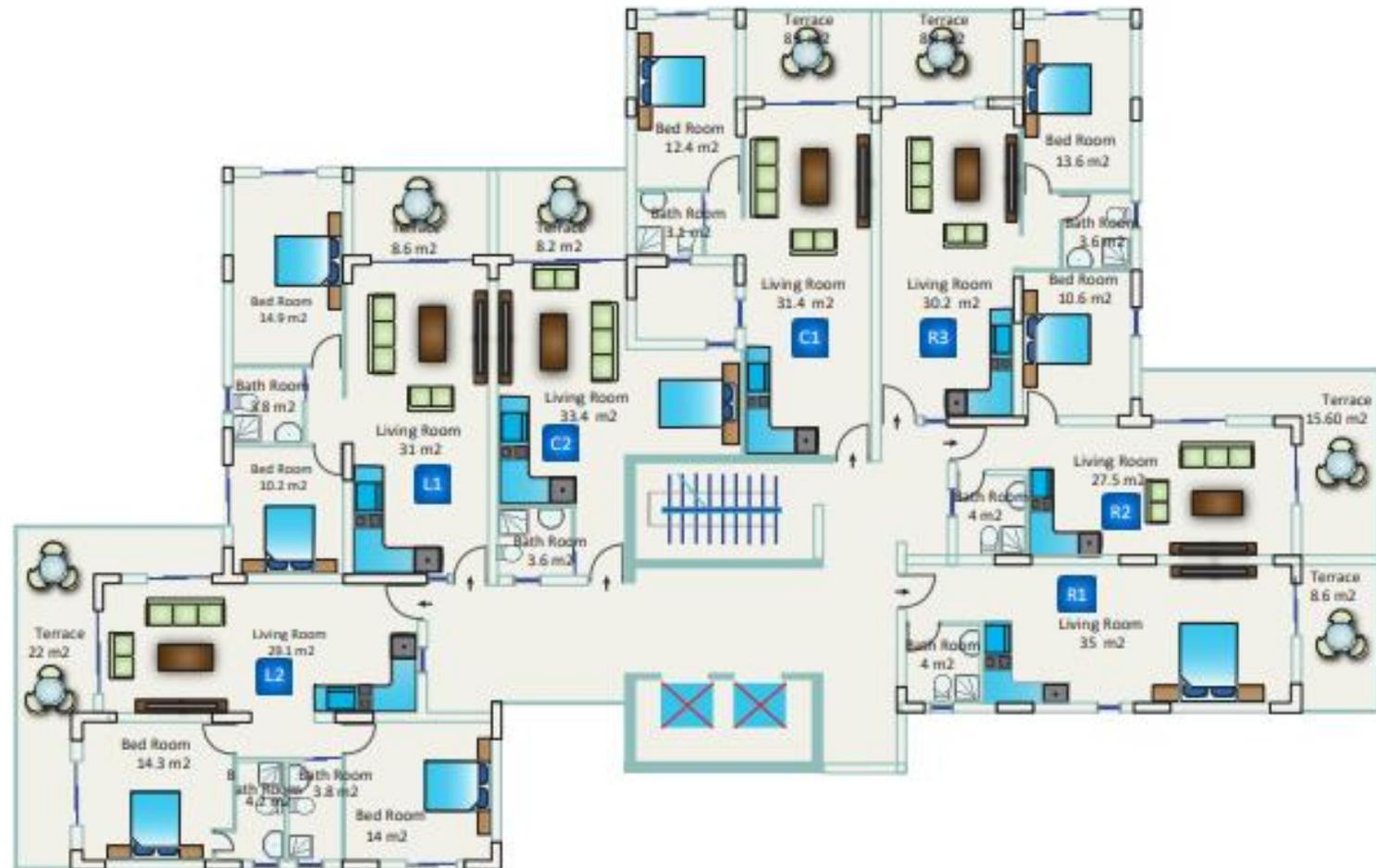
PLAN BUILDINGS

NERON, ASPASIANUS, LUCIUS



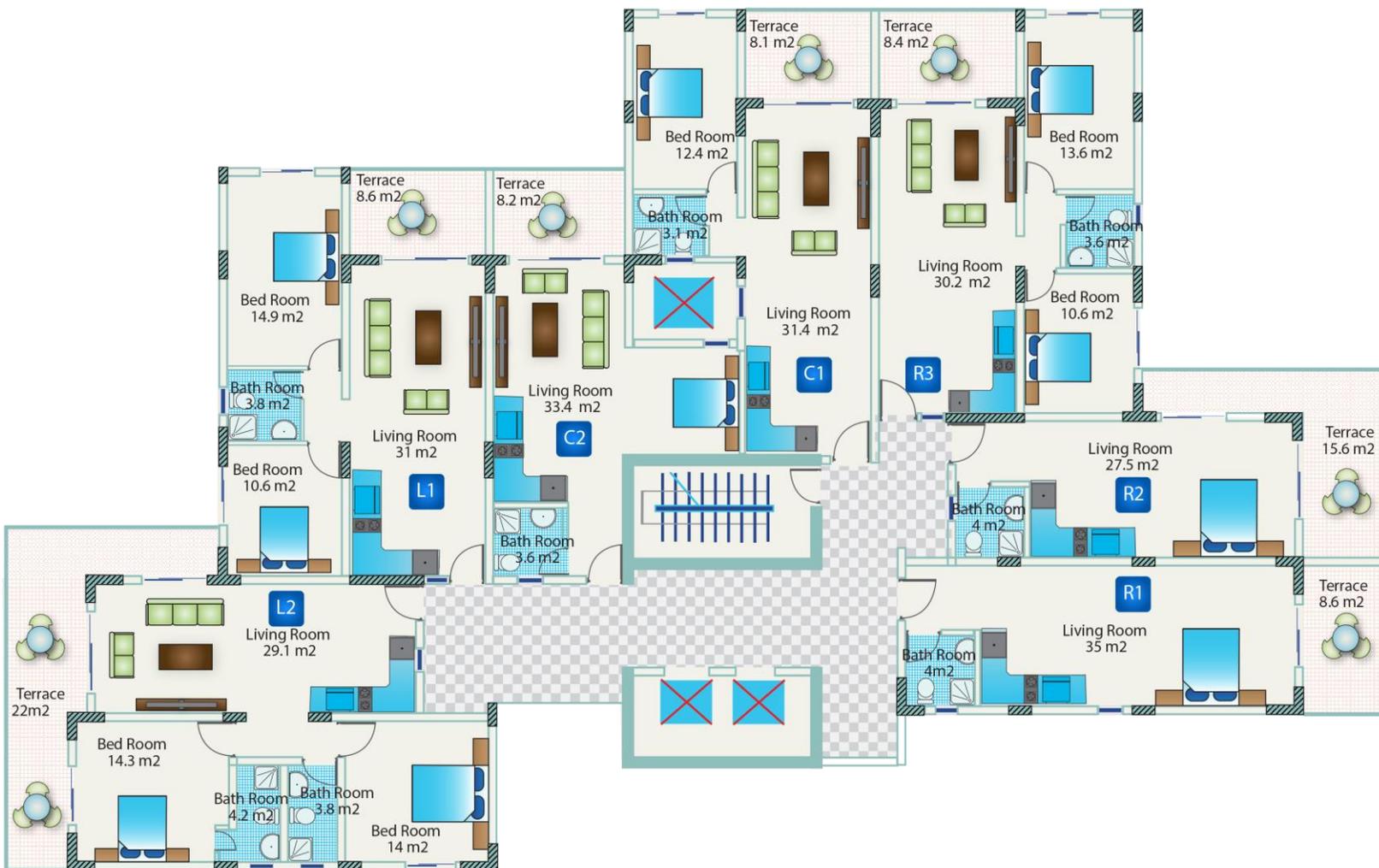
PLAN BUILDINGS

ARRIUS, AMADEUS, ATILIUS & SEVERUS



PLAN BUILDINGS

DIDIUS, SOCRATES, POMPEIUS & CLARUS



CAESAR RESORT II



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Fine dining restaurant "Caleo":



INTERIOR



VIP LOYALTY PROGRAM



MAKE YOUR LIFE

Rewarding



CAESAR PROJECTS

VIP MEMBERSHIP

JOHN SMITH TIBERIUS 01 0001

COMING SOON...

REAL ESTATE MARKET ANALYSIS

The real estate market in Northern Cyprus is rapidly gaining momentum. With the growth of infrastructure and construction, real estate prices are also rising. Eight years ago, buyers could purchase studio apartments for as little as £22,900, but now the same apartments cost at least £93,000. Accordingly, over the past eight years, buyers who managed to purchase real estate in Northern Cyprus have gained more than 250% of the initial cost. This price increase has had a particularly positive effect on investors who had already turned their attention to Northern Cyprus and its potential at that time.

It is worth noting that this is not the limit and prices continue to rise, so new buyers still have a chance to purchase an apartment and resell it at a profit or rent it out in the future. The average return on investment in real estate through rental is 11 to 13 years. For comparison, in Spain, the return on investment for apartments is more than 15 years.

Statistics on property prices and their profitability when rented out on a

LONG-TERM BASIS

in the Famagusta region, Caesar location, using a 2+1 apartment (85 m²) as an example

Год	Стоимость (GBP)	Аренда (GBP)	Окупаемость (лет)
2015	42,000	250	14
2016	45,00	265	14
2017	48,000	280	14
2018	55,000	320	13
2019	62,000	350	15
2020	67,000	380	15
2021	70,000	400	14,5
2022	73,000	500	12
2023	75,000	550	11

Apartment price statistics in Northern Cyprus, Q2 2023

Город	Изменение в цене за квартал	Средняя цена кв. м, £
Средний показатель по стране	10,20%	1 004
Никосия	8,90%	681
Гирне	10,30%	1 277
Фамагуста Caesar Breeze	11,60%	838
Искеле	11,20%	1 591

Price statistics for villas in Northern Cyprus, Q2 2023

Город	Изменение в цене за квартал	Средняя цена кв. м, £
Средний показатель по стране	8,70%	1 346
Никосия	3,60%	877
Гирне	10,20%	1 580
Фамагуста	11,40%	1 101

Key trends in the Northern Cyprus real estate market

Unlike many countries where developers are currently suffering from high interest rates and general economic recession, the real estate sector in Northern Cyprus is booming.

1. High demand, partly due to favorable investment opportunities; and let's not forget the natural beauty and “resort climate.” Many buyers are attracted by the opportunity to obtain a residence permit.
2. Limited land available for development, which creates difficulties for the construction of new housing: the shortage of available plots causes an imbalance between supply and demand, which drives up prices.
3. A developing rental market, which has skyrocketed in recent years thanks to the arrival of immigrants.
4. “Regional inequality”: different levels of price growth in different cities.
5. Hopes for a “bright future,” or a positive outlook: stable economic conditions plus investor-friendly policies attract both local and foreign buyers.

VIP LOYALTY PROGRAM



Caesar Projects is proud to present its VIP Loyalty Program, which offers our customers significant benefits and privileges across all our projects. Our goal is to create extraordinary experiences and unforgettable memories for all our customers.

Restaurants and bars Fitness centers
SPA and wellness centers Recreation and sports areas
Water parks Swimming pools
Children's playgrounds Additional services

10% discount on all restaurants and bars

10% discount on all water sports

10% discount on diving and fishing lessons Free access to all swimming pools

Free access to sports and children's playgrounds

