



CAESAR CLIFF

LOCATION AND ACCESSIBILITY

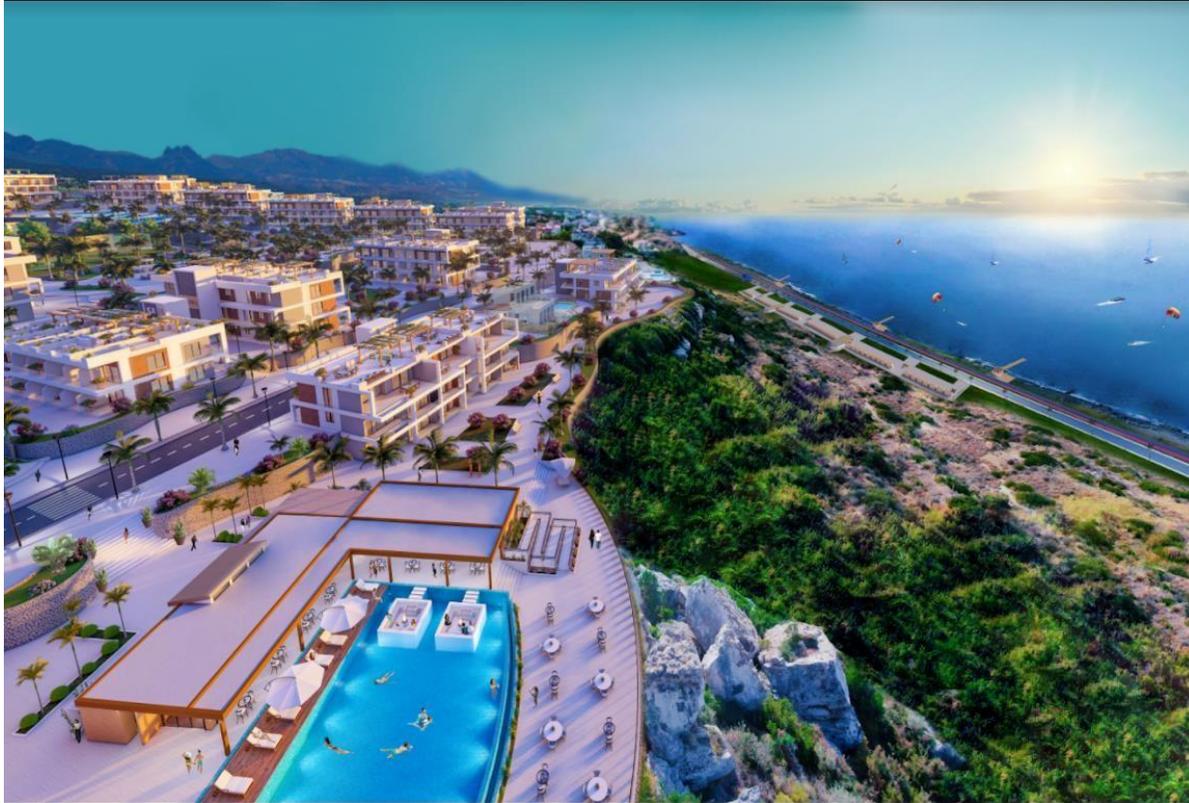
Caesar Cliff is located in the village of Esentepe, Kyrenia.

The climate is typical of the Mediterranean, with sea breezes and pine trees; the summer season is very mild, as is the winter.

- ✓ 26 km drive from Kyrenia, from the city center
- ✓ 7 km drive to the golf course, the largest in Cyprus
 - ✓ 46 km drive to Ercan Airport
- ✓ 32 km drive to the Beshparmak Mountains
- ✓ 55 km drive to Famagusta, an ancient city
 - ✓ 5 km drive to Turtle Bay Beach
- ✓ 56 km drive from Lefkosia, the capital
- ✓ 2.5 km drive from the village of Esentepe



OVERVIEW



Residential complex

CAESAR CLIFF

Located in Esentepe,

Northern Cyprus

**Apartments, villas, and
townhouses with stunning views
of the Mediterranean Sea**





Caesar Cliff is a new luxury residential complex located in one of the most prestigious areas of Northern Cyprus, in the picturesque village of Esentepe, near Kyrenia. The architectural style of the complex blends seamlessly into the surrounding landscape, and thanks to its elevated location, almost all apartments offer breathtaking views of the Mediterranean Sea. Caesar Cliff offers a variety of accommodation types, ranging from studios to 3-bedroom villas. The developer offers affordable packages of fully furnished designs for all types of apartments and townhouses, allowing you to easily furnish your new home.

The main advantages of living at Caesar Cliff are:

Excellent location: The complex is located in one of the most picturesque areas of Northern Cyprus, allowing you to enjoy breathtaking views of the sea and mountains.

Unique amenities: In addition to standard amenities such as swimming pools and a spa, Caesar Cliff offers its residents a spacious area for walking and even an elevator leading directly to the beach on the cliff. This provides unparalleled access to the beauty of the coastal area.

Flexible housing options: You can choose from a variety of apartment and villa types, as well as take advantage of flexible payment plans that suit your needs.

Resident privileges: Caesar Cliff provides apartment owners with a membership card that offers a range of unique benefits and discounts on services across all Caesar Projects developments, including restaurants, sports, and even water sports.

Extensive infrastructure: The complex offers a wide range of internal amenities, including swimming pools, a restaurant, walking trails, outdoor playgrounds, a fitness room, a tennis court, and much more.

Caesar Cliff is a place where luxury meets comfort and nature blends harmoniously with modern amenities. Located in close proximity to Esentepe Municipal Beach, this place offers you the opportunity to enjoy life on the Mediterranean coast to the fullest.



INFRASTRUCTURE

CAESAR CLIFF



INFRASTRUCTURE



- ✓ Gym / Sports
- Area
- ✓ Indoor and Outdoor Swimming Pools
- ✓ Children's Playground
- ✓ Tennis Court
- ✓ Bicycle Path
- ✓ Restaurant
- ✓ Supermarket
- ✓ Barbecue Areas
- ✓ Beach Bar
- ✓ Mini Golf
- ✓ Sauna
- ✓ Bar



INFRASTRUCTURE



INFRASTRUCTURE



INFRASTRUCTURE AND ACCESSIBILITY IN ESENTEPE



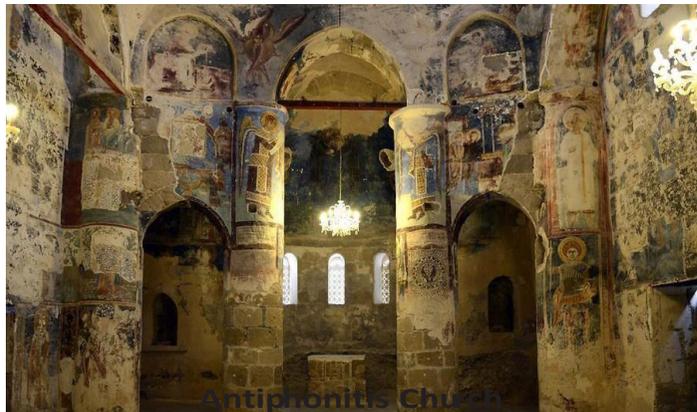
Tumba Restaurant



Besparmak Mountain



Esen-tepe Mosque



Antiphonitis Church



Korineum Golf Field



Sea Wise Restaurant

PROJECT AREA

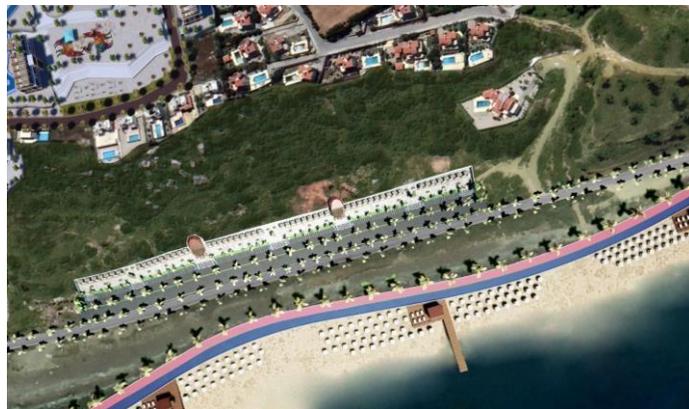




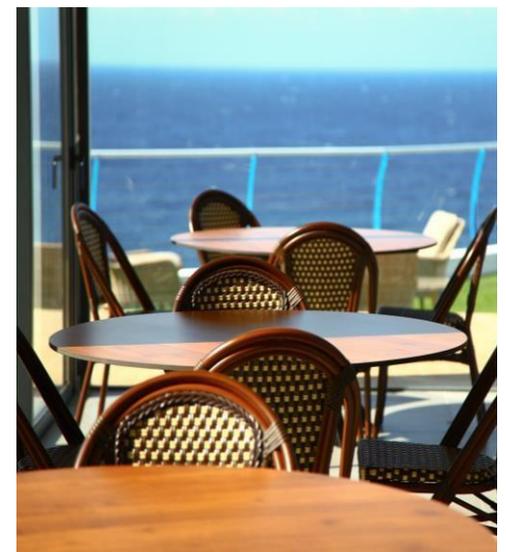
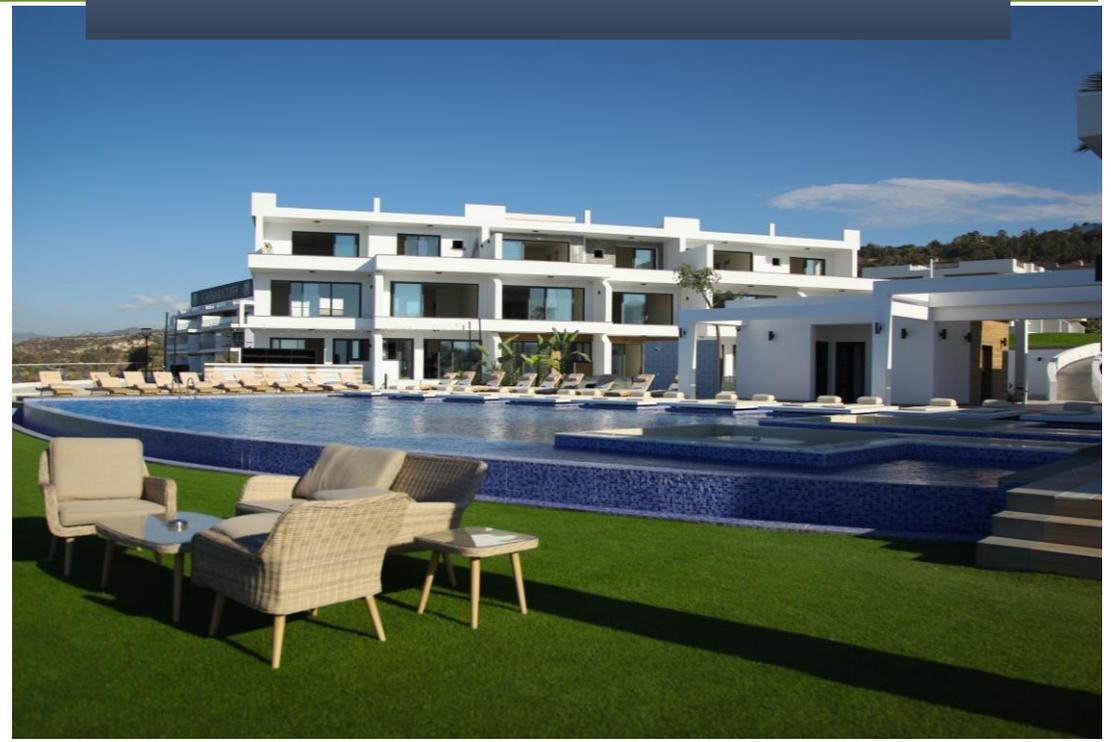
MUNICIPALITY PLAN



- Bicycle Path
- Sidewalk
- 3-4 Cafes
- Traditional Bazaar



3D





CAESAR CLIFF

PHASE 1





CAESAR CLIFF
FOR ILLUSTRATION ONLY

PEARL
READY

MOONSTONE

TITANIUM

CORAL

DIAMOND
READY

EMERALD
READY

AMBER
December 2023

SAPPHIRE
READY

18

RUBY
January 2024

AGATE
READY

AQUAMARINE
READY

GARNET
READY

TOPAZ
READY

OPAL
READY

JADE
December 2023

NELLITE
March 2024

LAPIS
March 2024

JASPER

ONYX
READY

MALACHITE
March 2024

15

14

13

12

11

2

17

16

8

7

6

5

4

3

9

10

1

IOLITE

ZIRCON

FIRST STAGE OF CONSTRUCTION



VIRTUAL TOUR

INTERIORS



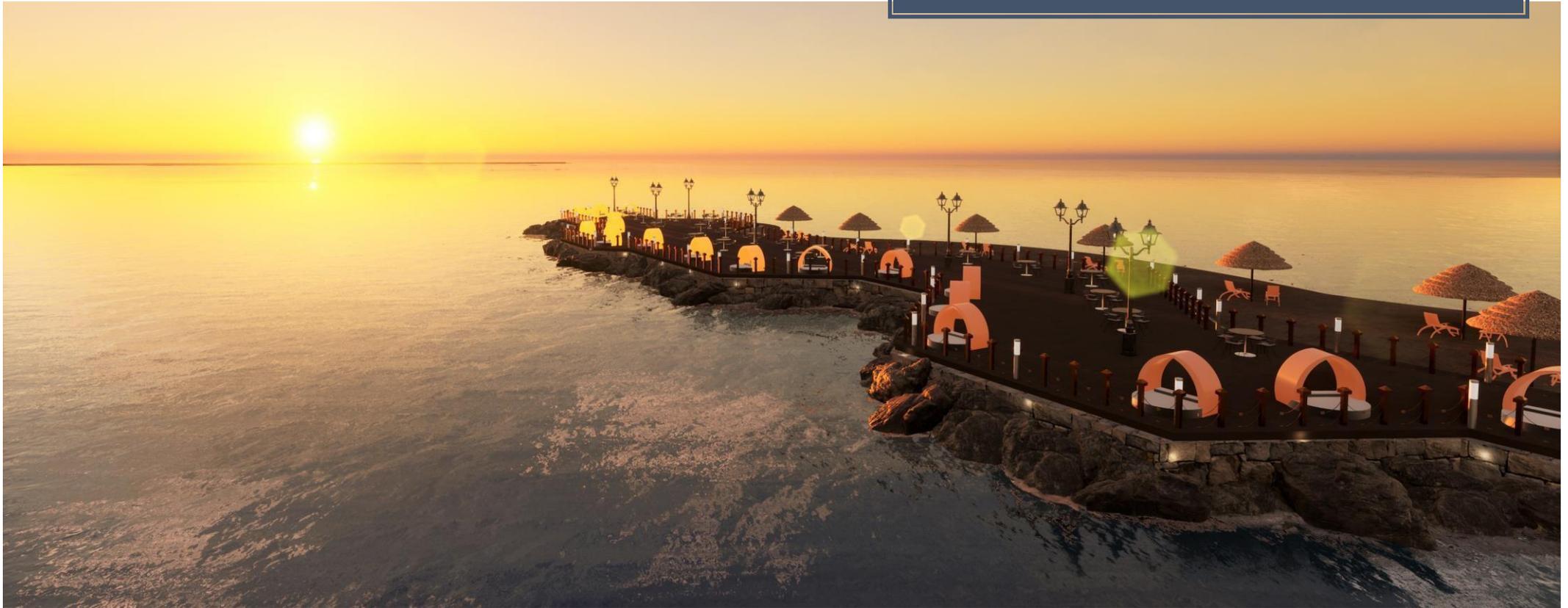


ROOF INTERIOR





EQUIPPED BEACH





- Restaurants and bars
- Beauty salon
- Post office
- Pastry shop
- Gas station
- Soccer field
- Local supermarkets
- Household goods

- ATMs
- Mosque
- Hospital
- Police station
- Water sports shops
- Esentepé Stadium
- Esentepé Secondary School
- Esentepé Municipality



CAESAR CLIFF

PAYMENT PLAN

BLOCK NAME	Interest-free	30% down payment
ZIRCON / IOLITE	84MONTH	
ALL BLOCKS	36MONTH	

SERVICE

<i>TYPE</i>	<i>ANNUAL FEE</i>
STUDIO	£840
1+1	£960
2+1	£1080
Semi-Detached	£1200





CAESAR CLIFF

Detached villa	£1200
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Furniture packaging and design(ready to rent)PAYMENT MUST BE CONTRIBUTED,REGARDLESS OF THAT,WHEN THE APARTMENT WILL BE READY

<i>TYPE</i>	<i>ANNUAL FEE</i>
STUDIO	£12,000
1+1	£14,000
2+1	£16,000
3+1	£19,000
Semi-Detached	£21,000
Detached villa	£25,000





ADDITIONAL FEE (ONE-TIME PAYMENT)



CAESAR CLIFF

VAT	5% •or any other fees provided by law						Paid within 1 year After handing over the keys	
Connecting everyone communications	£ 1,500 - £3,000							
State (waste, structures, infrastructure)	Pay water treatment sewerage And	studio- 50 GBP	1+1 - 850 GBP	2+1 - 1000 GBP	3+1 - 1250 GBP	GBP 3+1 and more (pitchforks and other)- 1500	* or any other provided by law fees	After signing the contract
Duty stamp	0.5% *or any other fees provided by law							
Attorney's fees	£1,500*							
Transfer of certificate of property rights	6% (which is half of the fees)**or any other fees provided by law fees						Before design agreements V Land cadastre (for foreigners)	
Transfer of the certificate of title	6% (remaining)**or any other statutory fees						After the individual acts are issued, after the construction act and full payment (for foreigners)	
Transfer of the certificate of title	6% (total)**or any other fees provided by law						After Togo, How separate documents of title property was issued, construction and payment is fully completed (for TR and TRNC)	
Other payments	waste disposal fee / water / electricity /Internet							



CAESAR CLIFF

PHASE 2



SAPPHIRE

SECOND STAGE OF CONSTRUCTION



CAESAR CLIFF
FOR ILLUSTRATION ONLY



IOLITE

ZIRCON

QUATRO 1
QUARTO 2

19

20

21

22

23

SUNSTONE



VIRTUAL TOUR



CAESAR CLIFF

FOR ILLUSTRATION ONLY



SUNSTONE

QUATRO 2 QUATRO 1

23

22

21

20

19

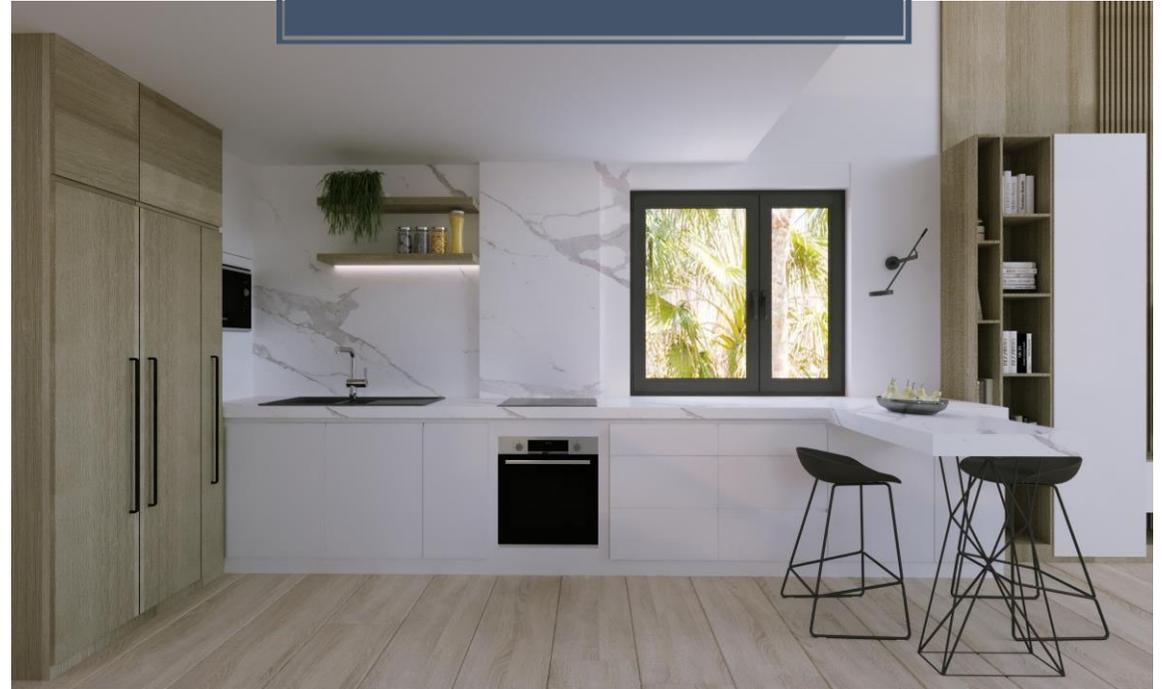
ZIRCON

IOLITE

INTERIORS



ИНТЕРЬЕРЫ





MAKE YOUR LIFE

Rewarding



COMING SOON...

LOYALTY PROGRAM

LOYALTY PROGRAM



CAESAR PROJECTS

MEDITERRANEAN LUXURY APARTMENTS & VILLAS



CAESAR RESORT



CAESAR BLUE



CAESAR BEACH



CAESAR BAY



CAESAR CLIFF



CAESAR BREEZE

LOYALTY PROGRAM



Caesar Projects is proud to introduce our Loyalty Program, which provides our clients with unique privileges and benefits across all our projects and services. We strive to unite all our clients by creating unforgettable experiences that will last forever.

- Restaurants and Bars --Water parks
- Fitness Centers --Swimming pools
- Spa and Wellness --Children's Playgrounds
- Sports and Leisure Areas - Additional Services

- 10% discount in all restaurants and bars
- 10% discount on water sports activities
- 10% discount on Diving and Fishing
- Free entrance to the swimming pools
- Free entrance to Sports and Children's Playgrounds





CAESAR CLIFF

PAYMENT PLAN

<i>BLOCK NAME</i>	<i>Interest-free</i>	
ALL BLOCKS	60MONTHS	30% down payment

Special Offers Terms and Conditions

CLIFF II		
SUNSTONE ONLY THE FIRST FLOOR	Get a hot tub, water, and electricity on your rooftop for free	30% initial contribution





CAESAR CLIFF

**Furniture packaging and design(ready to rent)PAYMENT
MUST BE CONTRIBUTED,INDEPENDENCE,WHEN
THE APARTMENT WILL BE READY**

<i>TYPE</i>	<i>ANNUAL FEE</i>
STUDIO	£12,000
1+1	£14,000
2+1	£16,000
3+1	£19,000
Semi-Detached	£21,000
Detached villa	£25,000





ADDITIONAL FEE ONE-TIME PAYMENT

(example)

VAT	5% •or any other fees provided by law						Paid within 1 year After handing over the keys	
Connecting everyone communications	£1,500 - £3,000							
State (waste, structures, infrastructure)	Pay water treatment sewerage And	studio- 50 GBP	1+1 - 850 GBP	2+1 - 1000 GBP	3+1 - 1250 GBP	GBP 3+1 and more (pitchforks and other)- 1500	* or any other provided by law fees	After signing the contract
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Other payments	waste disposal fee / water / electricity /Internet							



FOR ILLUSTRATION



CAESAR CLIFF

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(WHATSAPP, VIBER, TELEGRAM)

FOR INFORMATION ONLY
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