



CAESAR PROJECTS

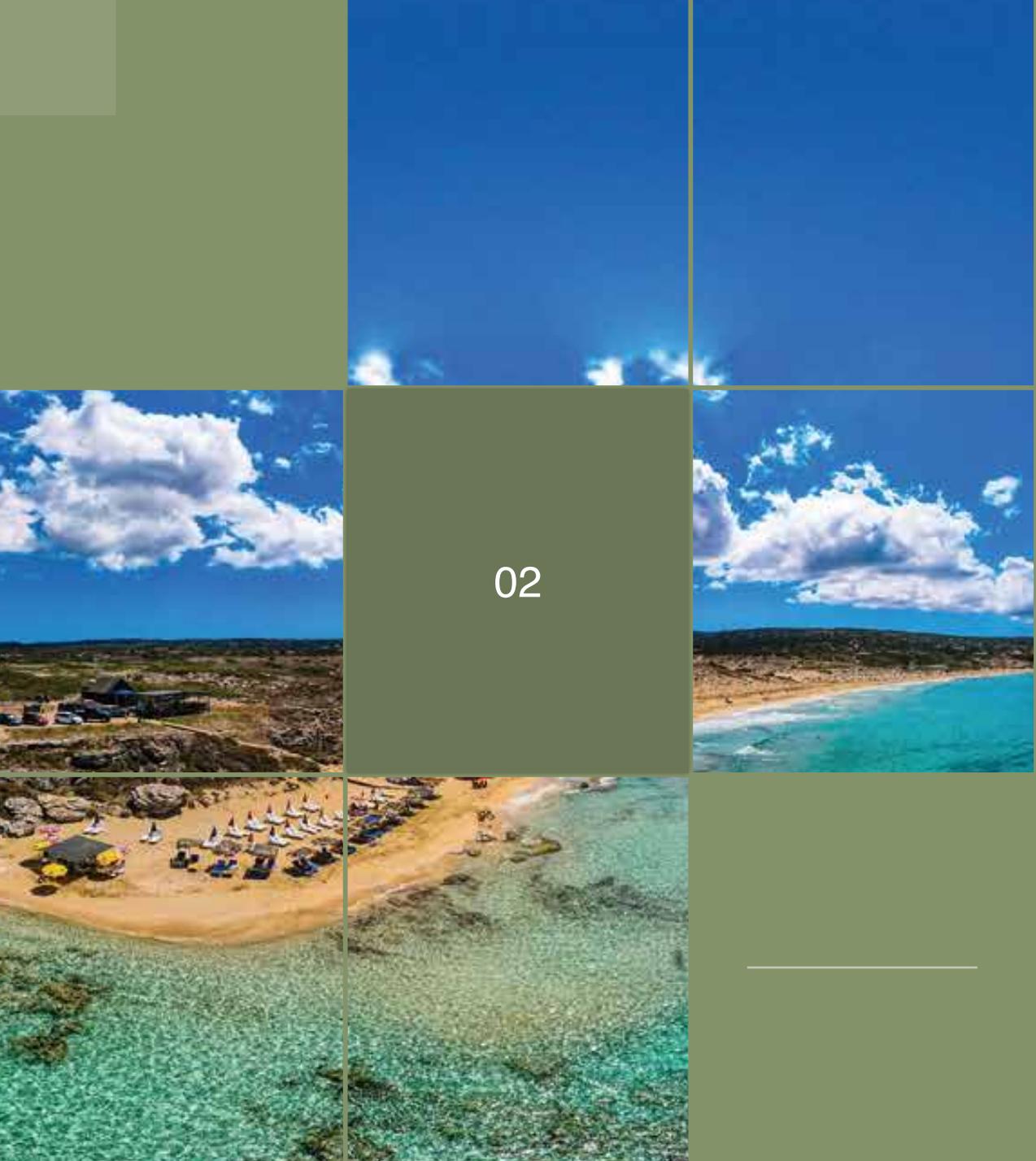
CAESAR CLIFF

ESENTEPE



**Where Every Sunrise
Feels Like Home,**
Creating Moments That Last Forever

Welcome to
Caesar Cliff



02

KKTC

North Cyprus

Nestled along the Mediterranean coast, North Cyprus offers a captivating blend of history, culture, and natural beauty. From ancient ruins to stunning beaches, this region boasts a wealth of attractions for all ages. With its warm hospitality and diverse activities, North Cyprus has become a top holiday destination. Discover charming villages, delectable cuisine, and a vibrant atmosphere for an unforgettable holiday experience. Whether you seek relaxation, adventure, or immersion in history and culture, North Cyprus has it all.



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CAESAR CLIFF

ESENTEPE

INTRODUCTION

Location & Overview

Caesar Cliff is located in Esentepe village, Kyrenia. The climate is typically Mediterranean and thanks to the sea breeze and surrounding pine forests, summers are mild and winters are pleasantly gentle.

Caesar Cliff is a modern residential complex developed and designed by Afik Group, offering semi-detached villas and apartments.

Surrounded by breathtaking views of the Mediterranean Sea and the mountains, Caesar Cliff is the perfect place to enjoy a peaceful lifestyle or an unforgettable vacation.

ACCOMMODATION

- Studio Apartment
- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Semi Detached/ Detached villa
- Semi Detached/ Detached villa with pool

LOCATION

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



Caesar Cliff in North Cyprus offers a wide range of facilities, including pools, restaurants, a spa, fitness center, and kids' activities.

Making it the perfect destination for both relaxation and family fun.



FACILITIES



FACILITIES

- Indoor Pool
- Outdoor Pool
- Kids Room
- Kids Room
- Reception
- Restaurant
- Bar
- Supermarket
- Tennis Court
- Football Field
- Basketball Field
- Gym
- Sauna

Hospitality & Services

Strategically placed service and commercial areas that provide convenience, comfort, and daily essentials. From welcoming guests to offering dining and shopping options, these facilities are designed to support both residents and visitors.





Wellness & Lifestyle Amenities

A collection of premium leisure amenities designed to enhance the overall living experience. These facilities offer residents opportunities for relaxation, wellness, and family entertainment, creating a well-rounded environment within the development.

Sports & Activity Zones

Purpose-built spaces for physical activity and sports, catering to both casual participation and competitive play. These areas promote a healthy lifestyle and encourage community engagement through shared recreation.



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VILLAS
 1-18

BUILDING

- 24 PEARL
- 25 SAPPHIRE
- 28 AQUAMARINE
- 27 JASPER
- 26 GARNET
- 29 ONYX
- 30 AGATE
- 31 TOPAZ
- 32 OPAL
- 33 RUBY
- 34 AMBER
- 35 DIAMOND
- 36 EMERALD
- 37 AMETRINE
- 38 MOONSTONE
- 39 CORAL
- 40 TITANIUM
- 41 JADE
- 42 LAPIS
- 43 MALACHITE
- 44 NELLITE
- 45 IOLITE
- 46 ZIRCON

-  FOOTBALL COURT
-  TENNIS COURT
-  BASKETBALL COURT
-  MINI GOLF COURT

-  SECURITY
-  SALES OFFICE
-  LOUNGE BAR
-  CAFE PARIS
-  FIRE PLACE PARK



-  AFTER-SALES OFFICE
-  MAINTENANCE
-  ADMINISTRATION OFFICE
-  CONSTRUCTION OFFICE

-  SUPERMARKET
-  KIDS ROOM
-  FITNESS CENTER
-  RECEPTION/ RENTAL OFFICE
-  INDOOR POOL
-  STEAM & SAUNA
-  RESTAURANT

INTERIOR DESIGN

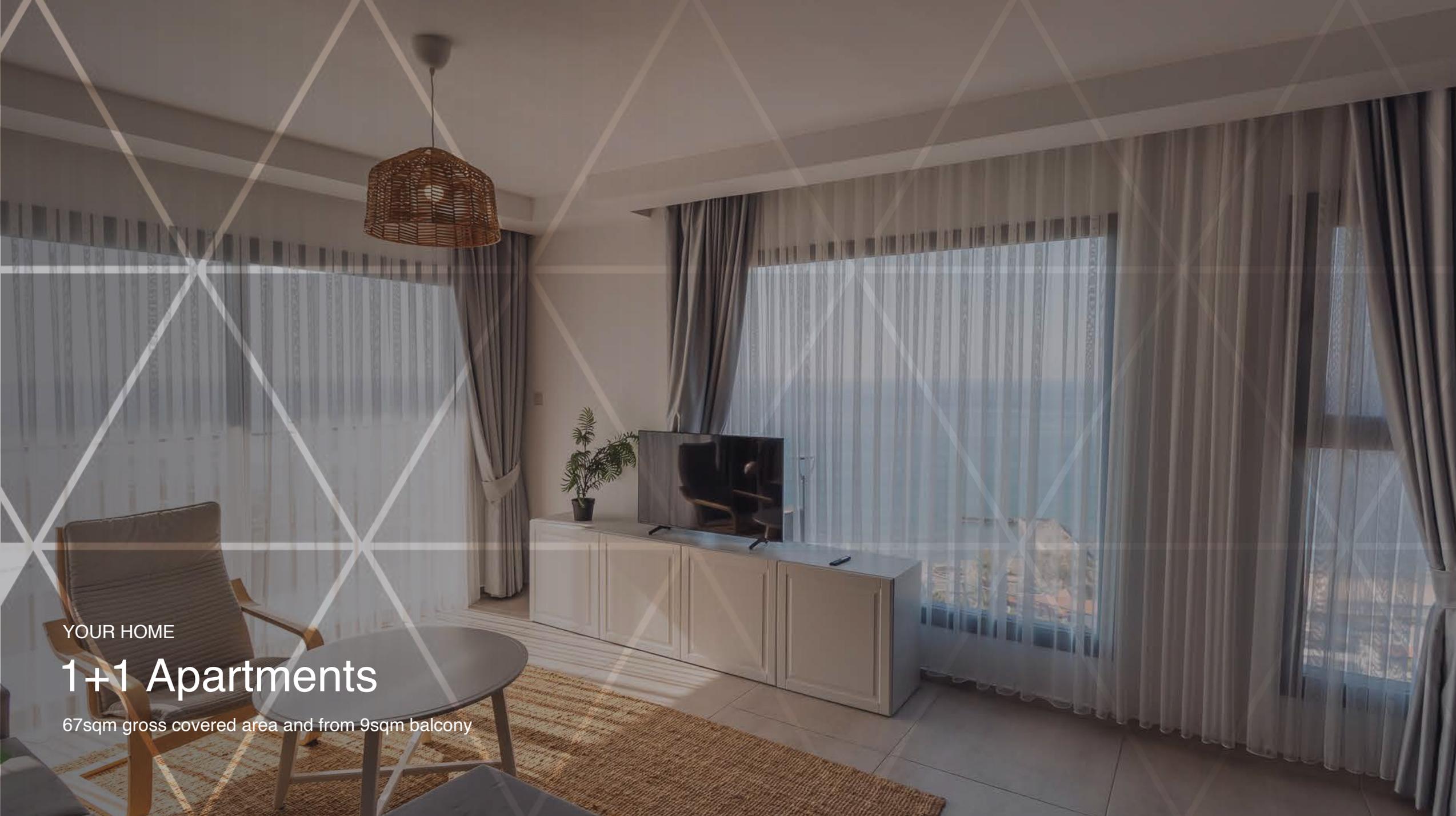




YOUR HOME

Studio Apartments

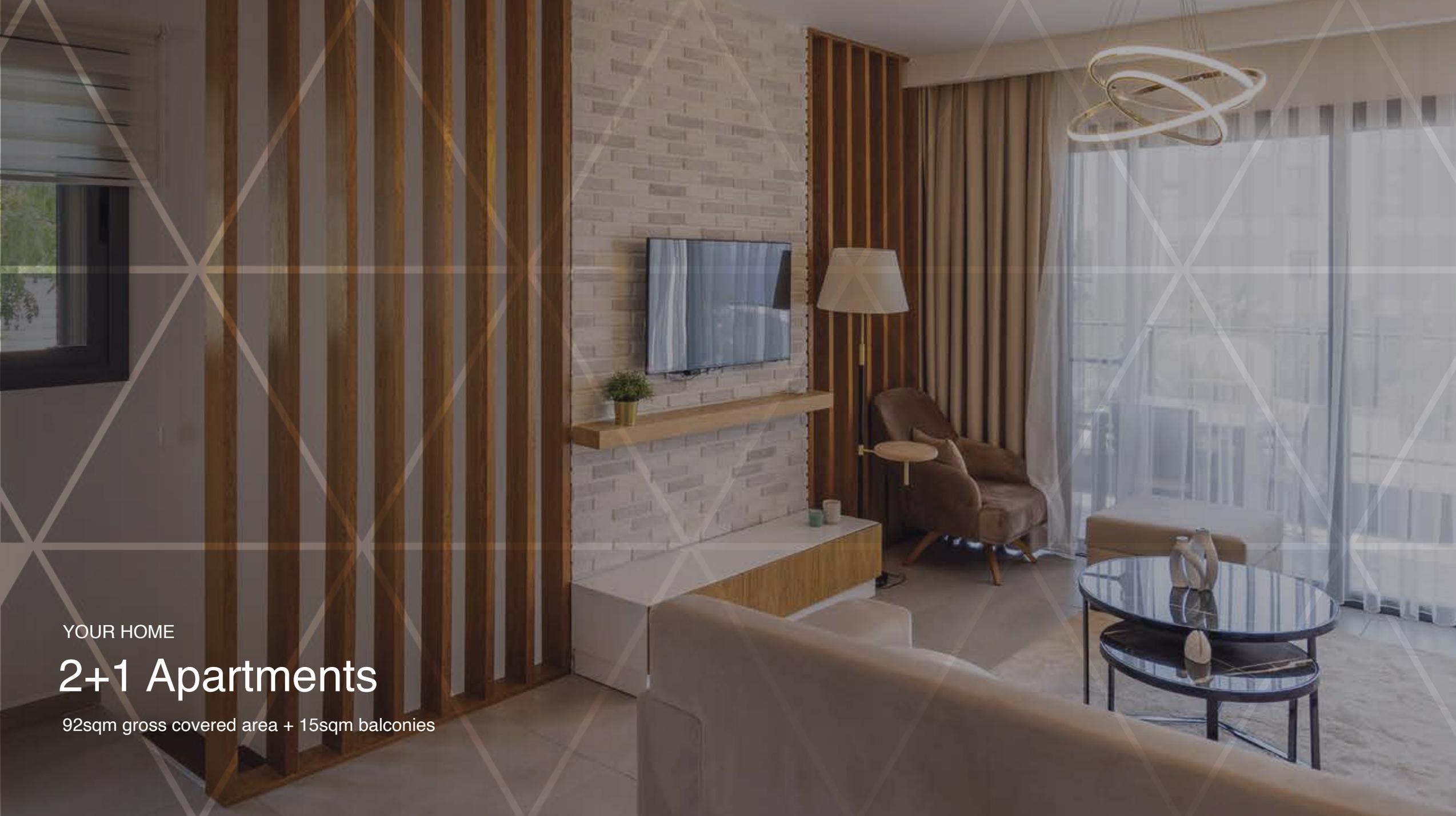
42sqm gross covered area + 9sqm balcony



YOUR HOME

1+1 Apartments

67sqm gross covered area and from 9sqm balcony



YOUR HOME

2+1 Apartments

92sqm gross covered area + 15sqm balconies

The image shows a modern, bright living and dining area. In the foreground, a round dining table with four teal chairs is set. Behind it, a light-colored sectional sofa faces a large window with sheer curtains. To the right, a wooden floating shelf holds decorative items, and a green arched mirror reflects the adjacent kitchen area. The ceiling features recessed lighting and a modern chandelier. The overall aesthetic is clean and contemporary.

YOUR HOME

Semi Detached/ Detached Villa

125sqm gross covered area + 21sqm balconies

120sqm gross covered area + 26sqm balconies

Payment Options

We offer flexible payment plans tailored to suit your needs

1st Phase

40%

Down Payment

Block name
Interest Free

All Blocks
48 Months

2nd Phase

30%

Down Payment

Block name
Interest Free

Sunstone + Semi Villas
60 Months

Furniture Pack & Design (ready for rental)

PAYMENT MUST BE ON DOWN PAYMENT, NO MATTER WHEN APARTMENT IS READY

TYPE	Studio	1+1	2+1	3+1	Semi Detached	Detached Villa
ONE TIME PAYMENT	£12,000	£14,000	£16,000	£19,000	£21,000	£25,000

CAESAR PROJECTS & GOVERNMENTAL EXTRA FEES

VAT	5%	Within 1 year after date of notification sent by the VENDOR that the apartment is ready for key handover
Utility Connection	£1,500 - £3,000	
Lawyer fee	£1,600	After signing the agreement
Stamp duty	0.5%	Within 21 day after signing the agreement
Title deed transfer (for foreigners) 9%	6%	
		3%
Application for Purchase Permit	half of minimum wage in TRNC	After contract registration
Title deed transfer (for TR and TRNC citizens) 6%	6% (or 3% if the first time)	After 100% balance paid and at any time legally required
Misc. payments	KibTek connection / Annual Council tax fee / Garbage collection fee / water / electricity / internet	After handover

* or any other legally applicable fee on that date



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