



**Resort and residential complexes CAESAR are located in the most picturesque corners of Northern Cyprus with the amazing sandy beaches of Long Beach in Famagusta Bay - Iskele - Long Beach - Boaz and the colorful combination of the northern sea coast with picturesque bays and wooded slopes of the Beshbarmak mountains in the Esentepe and Tatlisu areas.**

**Here you will undoubtedly realize your dream of buying property in Northern Cyprus.**

The Caesar Breeze residences are located in the eastern part of the northern coast of the TRNC in the administrative region of Famagusta with the municipality in the town of Tatlisu. A beautiful road running along a picturesque rocky coast interspersed with sandbanks will lead you to:

Korineum Golf Club - 10 minutes

Karpas - 10 min

Iskele - 20 min

Girne - 30 min

Famagusta - 40 min

Larnaca Airport - 70 min

Monastery of St. Andrew the First-Called on

Karpas Peninsula - 60 min



The residence CAESAR BREEZE is located on the northern sea coast of the TRNC near the village of Tatlisu next to the Caesar Bay complex. The entire project covers an area of 133,800 m2. Caesar Breeze is a modern residential complex of villas for two owners, villas for four owners QUATROS and apartments. Construction includes 3 phases.

Objects of the 1st and 2nd phases of construction are located just 200 meters from the equipped beach. The windows offer views of the Mediterranean Sea on one side and the northern side of the picturesque Beshbarmak mountain range on the other.

The objects of the 3rd phase of construction of villas are located on the first coastline with an equipped beach.

Caesar Breeze is an ideal place to enjoy a holiday away from the bustle of the city and connected with nature.



### Project CAESAR BREEZE / CAESAR BREEZE 1st phase

The project covers an area of 133,800 m2.

Caesar Breeze is a modern complex of villas and apartments, located just 200 meters from a well-equipped beach.

The properties in this project are semi-detached villas and blocks of 4 Quatros villas, with breathtaking views of the Mediterranean Sea and mountains.

The 1st phase of construction is complemented by three blocks of apartments VENUS, CASTOR, ARCTURUS and ALTAIR with 2+1 apartments on the ground floor with large galleries and 1+1 apartments on the 1st floor with roof terraces.

Caesar Breeze is an ideal place to live away from the bustle of the city. Enjoy real relaxation and comfort here!

### Project CAESAR BREEZE / CAESAR BREEZE 2nd phase

Caesar Breeze phase 2 is a modern complex of 2-storey buildings with apartments of 1+1 and 2+1 types. and roof terraces.

Hurry up to make your choice of apartments in the houses OMEGA, DELTA, LYRA, ANDROMEDA, ALPHA, BETA, SIRIUS!

In the park area of the complex there are several swimming pools, as well as a restaurant, barbecue areas, a supermarket, a bar, a tennis court, a basketball court, a meditation wellness center,

The beach area is equipped with sun loungers and tents, and the beach bar will delight you with a variety of drinks and food.





Northern Cyprus  
 CAESAR PROJECTS  
 Caesar Breeze villas  
 Tatlısu

**Project CAESAR BREEZE / CAESAR BREEZE**

**3rd phase**

Caesar Breeze phase 3 is a complex of luxury villas and townhouses with individual pools on the first coastline. on the sea coast of Tatlısu.

Villas Caesar BREEZE are a conscious and unconditional choice!



**CAESAR'S BAY**

The village of Tatlısu is still little affected by construction. This is an amazingly beautiful area, framed by a mountain range and the sea coast, where there are many beautiful natural beaches and coves. Tatlısu abounds with its olive groves and carob trees. The village of Tatlısu (Turkish "sweet water") is located in the mountains, and the CAESAR BAY residence is located near the coastline.

The CAESAR BAY residence is designed as a small luxury complex, where each villa offers magnificent views of the sea and mountains.

Luxurious villas with private pools are located on the first coastline.

Apartments with access to the garden, comfortable penthouses, adjoining villas are united by a public area, which includes a swimming pool, jacuzzi, sports and picnic areas.

This is an area for those who want peace and natural silence, pristine beaches framed by a magnificent mountain landscape.





- CAESAR BREEZE**
- apartments - studios, 1+1, 2+1, Quatro villas
  - Comfort and amenities
  - Healthy Food Restaurant
  - Bar
  - Beach bar
  - SPA-center
  - Shop
  - Swimming pools
  - Tennis court
  - Basketball court
  - BBQ area

Caesar Breeze Site Plan Phase 1





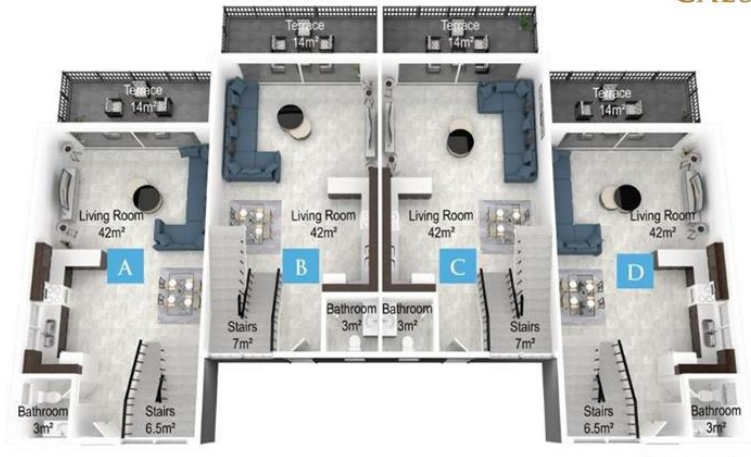
For the convenience of residents, several cascading swimming pools will operate on the project territory, and the owners of these apartments will be able to use the infrastructure of all projects of this developer, which include: a private indoor equipped beach, heated swimming pools, SPA centers, fitness centers, restaurants, etc. d. "Caesar Breeze" will be your ideal place for a quiet life or just a pleasant vacation. Away from the tourist bustle but off the beaten path.



# Layouts Caesar Breeze Quatro



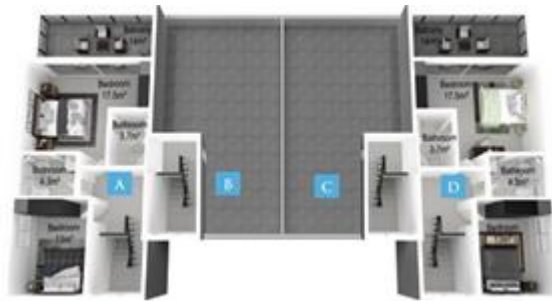
CAESAR BREEZE



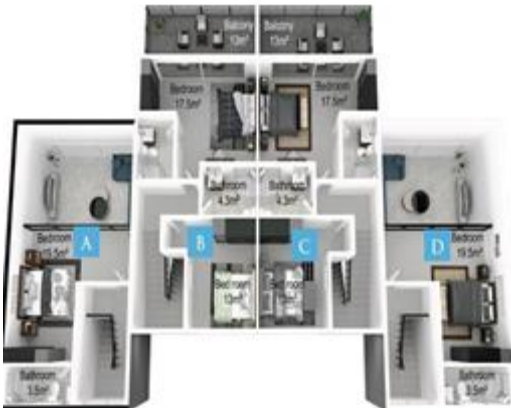
Caesar Breeze Quatro Ground Floor



Caesar Breeze Quatro Optional Ground Floor



Caesar Breeze Quatro First Floor



Caesar Breeze Quatro Mezzanine & First



Caesar Breeze Quatro Roof Floor



CAESAR BREEZE

# Layouts

## Caesar Breeze Altair



**Caesar Breeze Altair Ground Floor**



**Caesar Breeze Altair First Floor**



**Caesar Breeze Altair Mezzanine Floor**

**Caesar Breeze Altair Roof Floor**



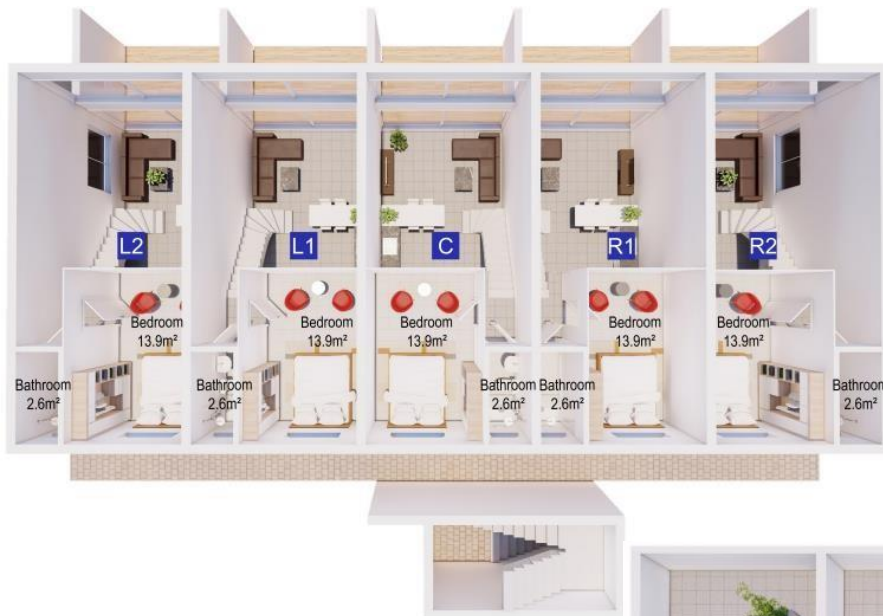
# Layouts Caesar Breeze Venus



**Caesar Breeze Venus Ground Floor**



**Caesar Breeze Venus Ground Floor**



**Caesar Breeze Venus Gallery Floor**

**Caesar Breeze Venus Roof Floor**

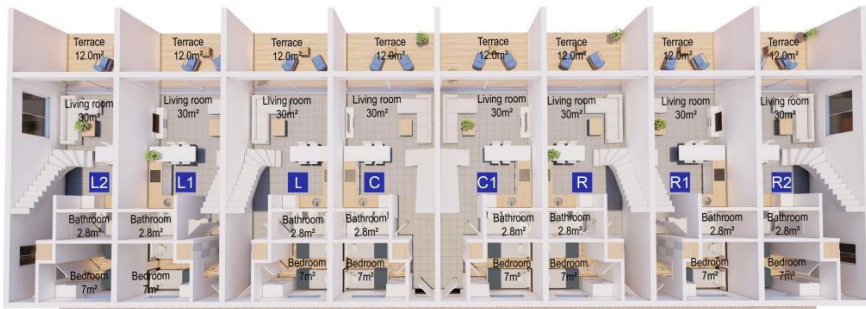




# Layouts Caesar Breeze Castor & Arcturus

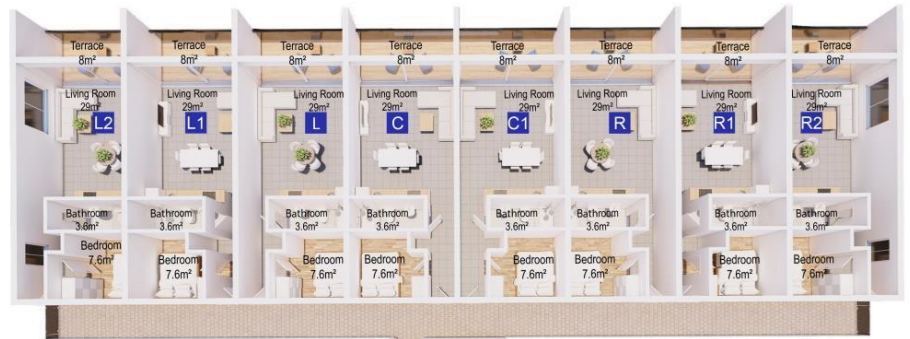


CAESAR BREEZE



**Caesar  
Breeze Castor  
& Arcturus  
Ground Floor**

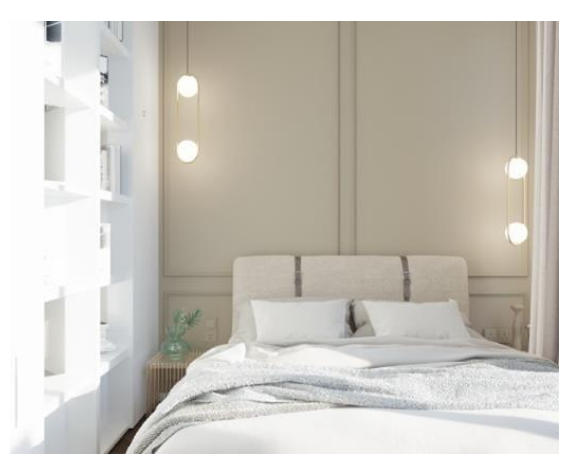
**Caesar  
Breeze Castor  
& Arcturus  
First Floor**



**Caesar  
Breeze Castor  
& Arcturus  
Gallery Floor**



**Caesar  
Breeze Castor  
& Arcturus  
Roof Floor**



**Interiors**



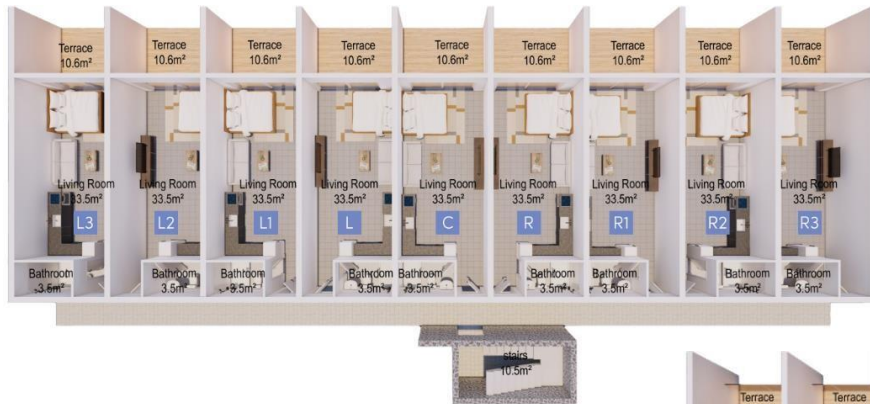
**Exteriors**





Caesar Breeze Site Plan Phase 2

Omega, Delta, Lyra, Andromeda, Sirius, Beta & Alpha



Caesar Breeze Ground Floor

Caesar Breeze First Floor



Caesar Breeze Gallery Floor



Caesar Breeze Roof Floor



CAESAR BREEZE





CAESAR BREEZE

ARIES



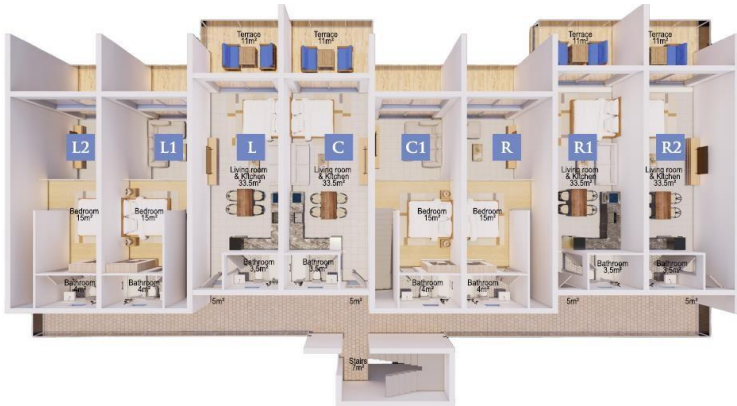
Caesar Breeze Ground Floor



Caesar Breeze First Floor



CAESAR BREEZE



Caesar Breeze Second Floor



Caesar Breeze Roof Floor

## Caesar Breeze Quatros First Floor



## Caesar Breeze Quatros Ground Floor




## Interiors

## Caesar Breeze Quatros Roof Floor




# Payment calculation example - Apartments Breeze Quatro 5 / 2+1

Описание			
Apartments Breeze Quatro 5 / 2+1 / 100m - 27m	£	250 000,00	
Deposit	£	1 000,00	
An initial fee 30%	£	74 000,00	within 30 days after deposit
Interest-free balance for 72 months	£	175 000,00	after 1 month from 30% of the original contribution
Monthly payment	£	2 430,56	
<b>Additionally:</b>			
VAT (5%)	£	12 500,00	one year after handing over the keys
Connection to utility networks	£	1 500,00	one year after handing over the keys
Registration of the agreement (0.5%)	£	1 250,00	after the down payment
Fully furnished designer package	£	16 000,00	optional
Title documents (6%)	£	15 000,00	before the contract registration stage
Annual maintenance fee from date of transfer keys	£	1 080,00	starting from the moment of handing over the keys
	£	<b>297 330,00</b>	



# Пример расчета платежа Апартаменты Arcturus G-1 / 2+1

Описание			
Apartments Arcturus Quatro 5 / 2+1 / 100m - 27m	£	258 400,00	L-2
Deposit	£	1 000,00	Ground
An initial fee 30%	£	76 520,00	within 30 days after deposit
Interest-free balance for 72 months	£	180 880,00	after 1 month from 30% of the original contribution
Monthly payment	£	2 512,22	
Additionally:			contribution
VAT (5%)	£	12 920,00	one year after handing over the keys
Connection to utility networks	£	1 500,00	one year after handing over the keys
Registration of the agreement (0.5%)	£	1 292,00	after the down payment
Fully furnished designer package	£	16 000,00	optional
Title documents (6%)	£	15 504,00	before the contract registration stage
Annual maintenance fee from date of transfer	£	1 080,00	starting from the moment of handing over the keys
	£	<b>306 696,00</b>	



## WHY NORTH CYPRUS?

- Visa-free entry / residence permit for 21 days when purchasing an apartment
- Income when renting is fixed in GBP, EUR, USD
- Northern Cyprus does not disclose information about real estate ownership and the status of accounts outside the territory
- Complete political neutrality
- Longest possible tourist season. 320 sunny days a year. The property will be rented out 12 months a year
- Internationally recognized education - British School
- Lack of crime and corruption

## CAESAR PROJECTS PAYMENT PLANS FOR NOVEMBER 2023

BLOCKS	INTEREST FREE	OR LOAN FROM THE DEVELOPER	
<b>CAESAR RESORT 9</b>			<b>30% DP</b>
All blocks	<b>80 months!!!</b>	-	
<b>CAESAR RESORT 8</b>			
All blocks	<b>60 months</b>	-	<b>30% DP</b>
<b>CAESAR RESORT 5-6-7</b>			
All blocks	<b>36 months</b>	-	
<b>CAESAR RESORT 1-2-3-4</b>			<b>50% DP</b>
All blocks	<b>24 months</b>	-	
CR 2-3-4 Penthouses	<b>48 months</b>	Design package included	
<b>CAESAR BLUE</b>			<b>50% DP</b>
Helena / Terra / Sophia / Iona	<b>24 months</b>	-	
Isabella / Gloria / Priscilla / Cecilia			
All other blocks	<b>36 months</b>	-	<b>30% DP</b>
<b>CAESAR BLUE QUATRO VILLAS</b>			
All blocks	<b>72 MONTHS</b>	-	
<b>CAESAR BLUE VILLAS</b>			
All blocks	N/A	-	
<b>CAESAR BREEZE 1-2</b>			
All blocks	<b>72 MONTHS</b>	-	
<b>CAESAR BREEZE 3</b>			
All blocks	<b>84 MONTHS</b>	-	
<b>CAESAR CLIFF</b>			
All blocks	<b>36 months</b>	-	
Iolite & Zircon	<b>84 months</b>	-	
<b>CAESAR CLIFF II</b>			
All blocks	<b>60 MONTHS</b>	-	
<b>CAESAR BAY</b>			
All blocks	<b>36 months</b>	-	
<b>CAESAR PALM JUMEIRAH</b>			
All blocks	<b>84 MONTHS</b>	-	
<b>CAESAR BLUE LINE VILLAS</b>			
Quatro Villas	60 months		
Semidetached Villas	72 months		
<b>RESALES: all according to the phase of construction and payment plans</b>			



SPECIAL OFFERS & CONDITIONS	
<b>RESALE</b>	
<b>OFFER #1: FOR ALL READY STUDIOS</b>	
Required:	50% down payment and remaining 50% within 12 months
Offer:	<b>fully furnished package</b>
<b>OFFER #2: FOR ALL READY STUDIOS</b>	
Required:	100% cash payment
Offer:	<b>% 5 discount &amp; fully furnished package</b>
<b>CAESAR RESORT 8 &amp; 9</b>	
<b>OFFER #1: FOR ALL BLOCKS</b>	
Required:	50% down payment and remaining 50% till key handover
Offer:	<b>% 2.5 discount</b>
<b>CAESAR CLIFF</b>	
<b>OFFER #1: ROOFTOP GIFTS</b>	
Required:	<b>for all apartments in SUNSTONE, on the 1st floor</b>
Offer:	<b>jacuzzi, water &amp; electric supply on the rooftop in SUNSTONE block only</b>
<b>CAESAR BREEZE</b>	
<b>OFFER #1: ROOF TOP</b>	
Required:	<b>All Caesar Breeze phase 2, first floor only</b>
Offer:	<b>jacuzzi &amp; ceramics on the rooftop</b>
<b>OFFER #2: BBQ</b>	
Required:	<b>Caesar Breeze phase 3, ONLY Aries and Quatro Villas</b>
Offer:	<b>BBQ</b>
<b>CAESAR PALM JUMEIRAH ONLY FOR APARTMENTS MENTIONED IN PRICE LIST WITH YES/NO CB/RG</b>	
<b>OFFER #1: RENTAL GUARANTEE*</b>	
Required:	40% down payment
	36% by instalments until key handover
	24% to be covered by the <b>rental guarantee (8% x 3 years)</b>
	<b>plus purchaser has to buy design package</b>
<b>OFFER #2: CASHBACK AND RENTAL GUARANTEE</b>	
Required:	50% down payment + 50% until key handover
Offer:	<b>6% cashback annually, until construction finishes for the amount of down payment (50% or more) plus rental guarantee (8% x 3 years), purchaser has to buy design package</b>

**Invest today and Caesar Breeze will be your ideal place for a quiet life or just a pleasant vacation.**



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Instagram: <https://www.instagram.com/lookinghomes.eu/>

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