



“Atoll Park” residential complex

Apartment buildings are under construction, but this does not prevent us from imagining what Atoll Park will be like.

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Convenient location of the complex: three minutes by car to the sea and just the same time to get to the mountains.

And you will surely enjoy the benefits of the Atoll Park own territory:

- comfortable distance between the apartments;
- each building has a parking lot that has right enough space for all the households of the given building;
- the entrance to the complex is strictly controlled, thus ensuring safety of residents and their property;
- the recreation area, swimming pool and children's playground are located in the central part of the complex.



The apartment buildings are located in the downtown of the village of Karaoğlanoğlu, within equal distance from the Kyrenia Mountains and the Mediterranean sea.

The climate in this area is most favorable for human health: the air is clean, moderately humid; there are many sunny days throughout the year, and winters are quite comfortable.

Such winning location features will make you enjoy hiking: the complex is located on a plain, therefore you will avoid all the difficult descents and ascents (this is especially important for the elderly and young families with little children).

Kyrenia city centre – 5 min by car;
Nearest store – 3 min by car;

Larnaca Airport – 70 min;
Ercan Airport – 50 min.



Location

- | | |
|---|------------------------------------|
| 1 Montessori preschool | 11 Dogus Adres restaurant |
| 2 Municipal secondary school | 12 Peris Fish restaurant |
| 3 Karaoglanoglu Ilkokulu School | 13 Kamares Indian restaurant |
| 4 Girne American College | 14 Kervansaray Beach |
| 5 Girne American University | 15 Starlux Movie Theatre |
| 6 Akacan University, under construction | 16 Funky Monkey Development Centre |
| 7 Lemar supermarket | 17 Sevgi Parki Children's Park |
| 8 Tempo supermarket | 18 Merit Park Hotel Casino & Spa |
| 9 Gas station | 19 Kaya Palazzo Resort & Casino |
| 10 Ambiance Restaurant & Beach Club | 20 Merit Park Hotel |

About the complex

Location – Karaoğlanoğlu

Delivery of the complex – December 2021

Price from: 58,500 £

18 blocks, 136 apartments

Apartment size: 60 – 103 m²

Layout plans: 1+1, 2+1, 3+1

Infrastructure:

entrance group in the form of a waterfall, children's playground, swimming pool, lounge area, each block has a separate parking lot







The project will be completed in December 2021.
You will move into a completely finished residential complex.

Entering the complex, you will see an entrance group (a building with an arch in the form of a waterfall).

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Each of the eighteen Atoll Park buildings has two floors, and it is up to you to decide which apartment will become your personal cozy space:

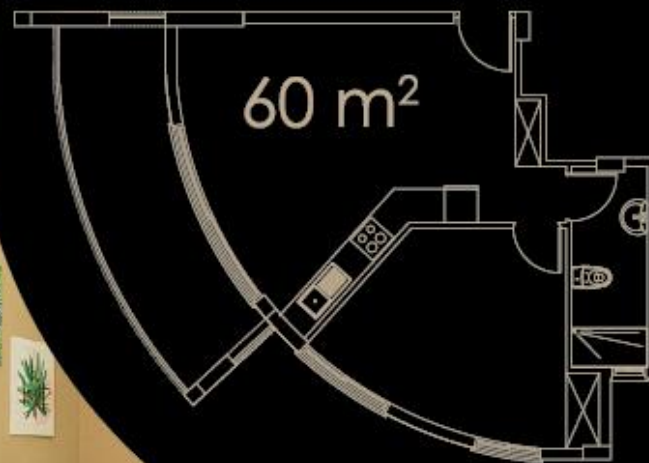
- if you want to sunbathe on your own terrace and enjoy the beautiful sea view, choose an apartment on the first floor;



- if you like to take care of the front garden and get to the apartment without having to go upstairs, ground-floor variants will be perfect a perfect pick.

Apartment 1+1

semicircular type



Kitchen and dining room combined: built-in kitchen with plumbing fixtures, cooking area finished with ceramic tiles, built-in cupboard.

Bedroom: built-in wardrobe.

WC: ceramic tiles, sanitary ware, sink with cabinets.

Apartment flooring – ceramic tiles.

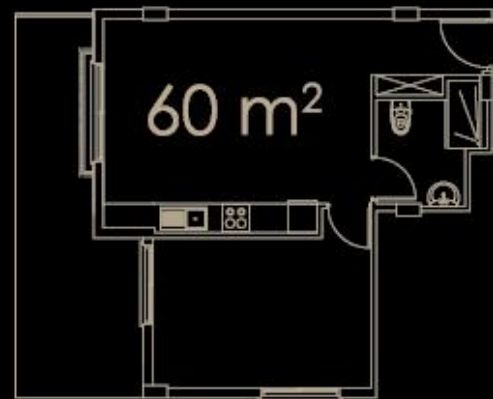
Balcony size: ground-floor apartments – 16 m², first-floor apartments – 10 m²

Ground-floor apartments have their own garden, while first-floor apartments have their own roof terrace.



Apartment 1+1

square type



Kitchen and dining room combined: built-in kitchen with plumbing fixtures, cooking area finished with ceramic tiles, built-in cupboard.

Bedroom: built-in wardrobe.

WC: ceramic tiles, sanitary ware, sink with cabinets.

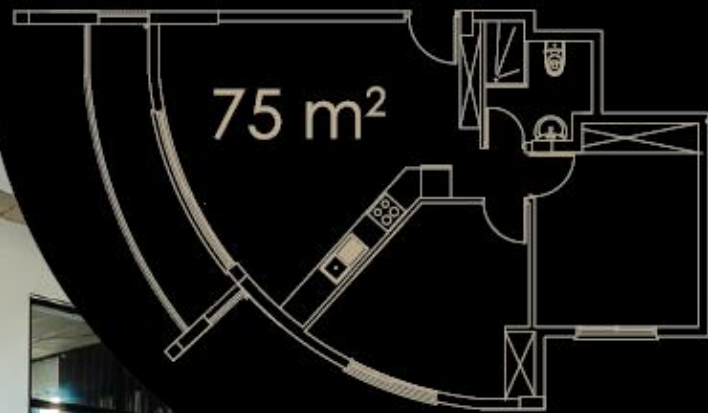
Apartment flooring – ceramic tiles.

Balcony: N/A

Ground-floor apartments have their own garden, while first-floor apartments have their own roof terrace.



Apartment 2+1



Kitchen and dining room combined: built-in kitchen with plumbing fixtures, cooking area finished with ceramic tiles, built-in cupboard.

Bedroom 1: built-in wardrobe.

Bedroom 2: built-in wardrobe.

WC: ceramic tiles, sanitary ware, sink with cabinets.

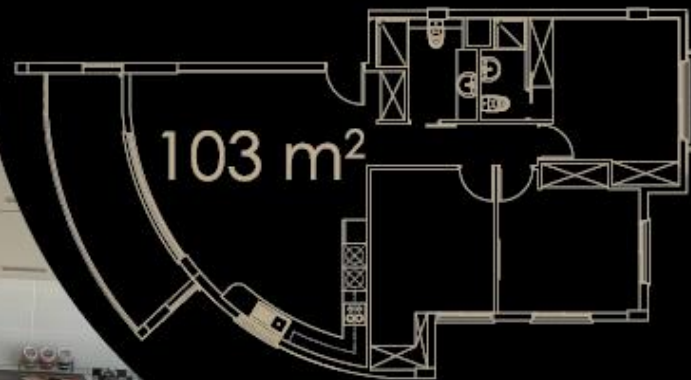
Apartment flooring – ceramic tiles.

Balcony size: ground-floor apartments – 16 m², first-floor apartments – 10 m²

Ground-floor apartments have their own garden, while first-floor apartments have their own roof terrace.



Apartment 3+1



Kitchen and dining room combined: built-in kitchen with plumbing fixtures, cooking area finished with ceramic tiles, built-in cupboard.

Bedroom 1: private bathroom, built-in wardrobe.

Bedroom 2: built-in wardrobe.

Bedroom 3: built-in wardrobe.

WC: ceramic tiles, sanitary ware, sink with cabinets.

Apartment flooring – ceramic tiles.

Balcony size: ground-floor apartments – 16 m², first-floor apartments – 10 m²

Ground-floor apartments have their own garden, while first-floor apartments have their own roof terrace.



Advantages of purchasing an apartment in the “Atoll Park” residential complex:

- the opportunity to make a profitable investment in real estate, given the recently introduced ban on construction in the area;
- the ability to find a job, get a child to a kindergarten or school close to home in a rapidly developing area of Northern Cyprus (Kyrenia);
- the ability to manage your property: buy a bigger apartment by giving the apartment to the developer as a down payment, sell the apartment (you will have the entire package of all the necessary documents), or rent it out;
- proximity to Girne American University;
- the opportunity to enjoy beautiful nature all year round.

