Peninsular Heights

KARPAZ PENINSULA | Northern Cyprus

Where beauty and nature meet in harmony...

Peninsular Heights:

Where beauty and nature meet in harmony...

Peninsular Heights:

The Dream...

...Idyllic turtle beaches...

...crystal blue waters...

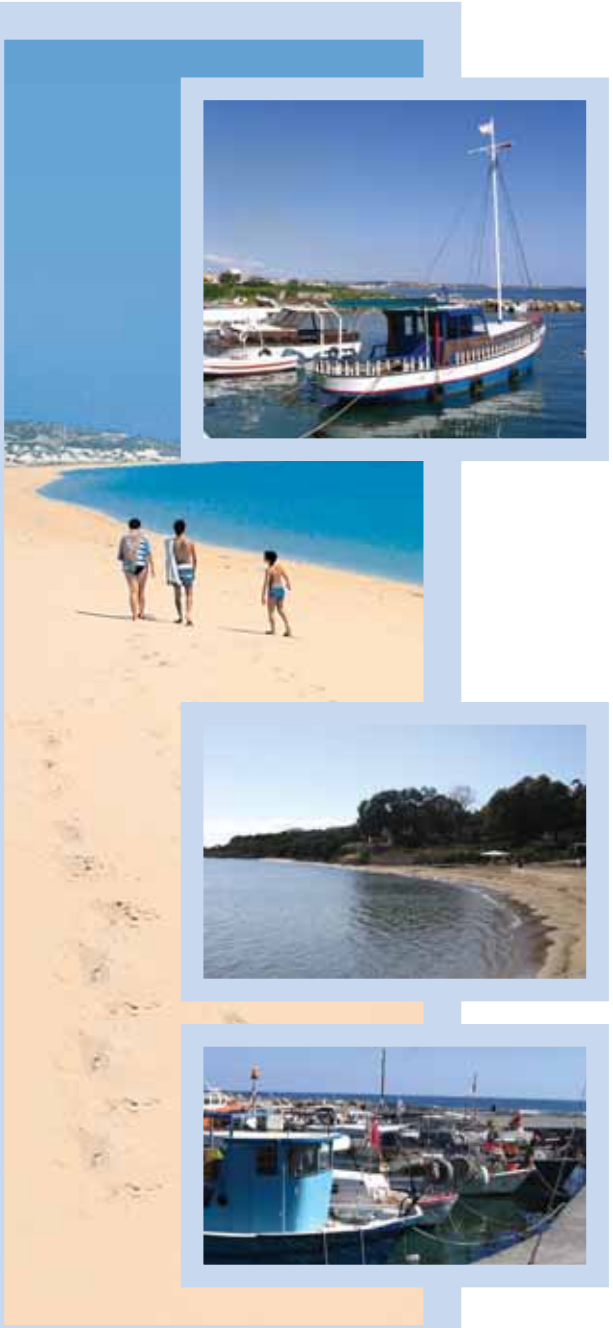
...stunning mountain scenery...

All this from as little as

£45,000

Peninsular Heights:

The Area...



THE KARPAZ PENINSULA is unique to Northern Cyprus. It is a protected wild life sanctuary where rare turtles lay their eggs on golden sandy beaches. Flora and Fauna are in abundance and the topography and atmosphere is distinct from the rest of the island. It offers a haven of tranquillity for those wishing to explore ancient monuments, lie on deserted sandy beaches, walk along mountain tracks with spectacular views up and down the coastline whilst at the same time there is only a short journey to good restaurants, hotels and shops.

Peninsular Heights:

The Site...

THE SITE is located in a stunning setting a stones throw away from the sea with far reaching views up and down the Karpaz coastline. There are a number of sandy beaches and restaurants within 5 minutes drive and the village of Yenierenkoy is close by. The site enjoys an elevated position above the coastal road looking out towards the sea with the mountains acting as a backdrop.

Recent site photgraphs.

Peninsular Heights:

The Masterplan...

PENINSULAR HEIGHTS is the first British design lead development of bespoke 2, 3 and 4 bedroom villas on the Karpaz Peninsula in Northern Cyprus.

This private gated community comprising some 50 villas is situated only 500m or so from the sea and enjoys far reaching views up and down the coastline. The development is elevated above the main coastal road and the nearby village of Yenierenkoy is only a short drive away.

The site provides the perfect location to explore the wonders of the Karpaz Peninsula with the untouched Golden Sands Beach only 20 minutes drive along the coast. The small villas lend themselves to holiday lets with the large 4 bedroom villas ideal for those considering retirement or wishing to holiday with friends and family.

Current planning legislation should ensure that no further development can take place adjoining the site for the foreseable future.

- First British Design led development in Karpaz
- 2, 3 and 4 bedroom villas available
- Private gated community
- Central Park with adult and children's pool
- Spectacular far reaching sea view
- 500m from nearest sandy beach
- Protected area of natural beauty
- Full time on-site management

Peninsular Heights:

2 Bedroom
2 Bathroom
Semi-detached Villa

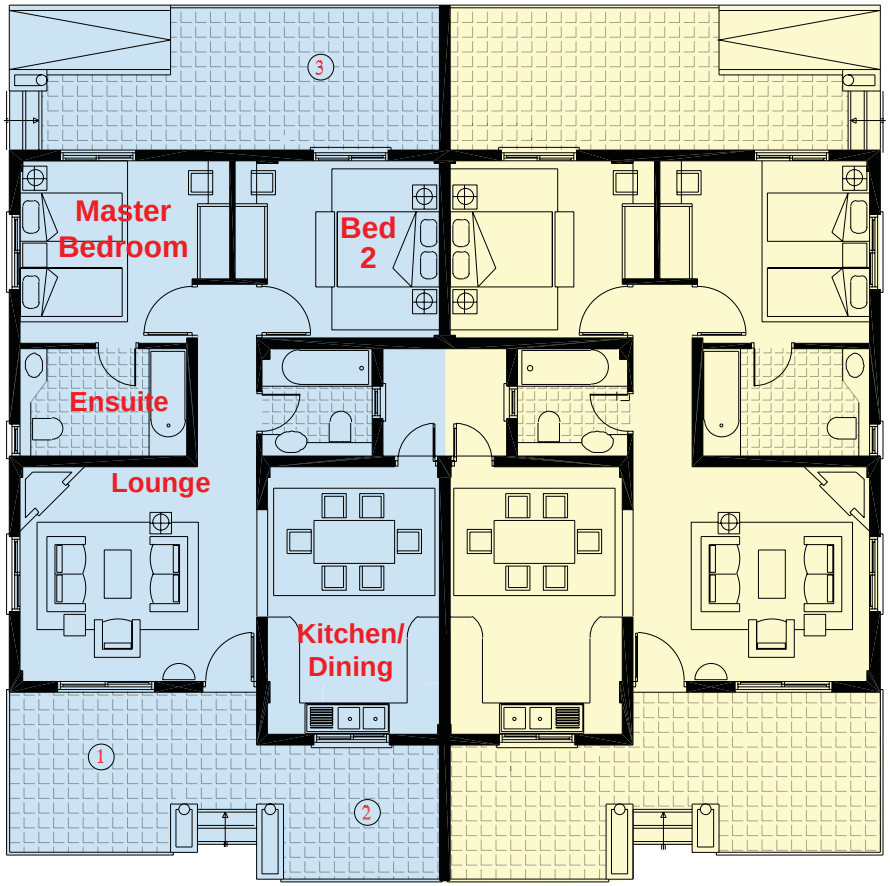
2 Bedroom, 2 Bathroom Semi-detached Villa

Dimensions:

Gross Floor Area:	85m²
Standard external terracing and balconies:	42m²
(Terraces can be enlarged on request)	
Total Gross Area:	**127m²**

Principal Room Sizes:

Lounge:	4.4m x 3.8m	14'5" x 12'6"
Kitchen / Diner:	5.0m x 3.2m	16'5" x 10'6"
Master Bedroom with En-suite:	4.5m x 3.4m	14'9" x 11'2"
Twin / Double Bedroom 2:	4.5m x 3.5m	14'9" x 11'2"
Family Bathroom:	2.1m x 1.9m	7'0" x 6'3"



Ground Floor Only

Standard Specification

- Hand made kitchen units with built in hob, double oven, dishwasher, washing machine and fridge / freezer. Choice of white lacquer or light pine finish to kitchen units (marble / granite worktops at extra charge)
- Open fireplace with marble / granite mantle piece
- Fitted wardrobes to match kitchen units finish
- Air conditioning / heating units to lounge and all bedrooms
- Ceramic tiles either light grey or light beige to match kitchen finish
- External terraces & balconies to match internal floor finish
- Aluminium double glazed window units in white
- Solar panels connected to hot water tank
- Individual septic tank
- 2 Tonne water storage tank
- Waterproofing to concrete base and external plaster finish
- Driveway for 2 cars
- External landscape package available
- Annual service charge

Peninsular Heights:

3 Bedroom
2 Bathroom
Detached Villa

3 Bedroom, 2 Bathroom Detached Villa

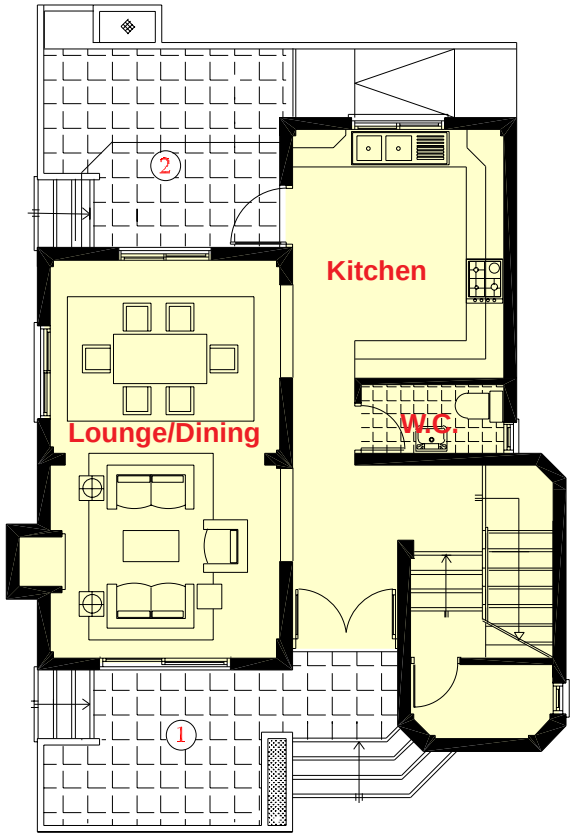
Dimensions:

Gross Floor Area:	130m²
Standard external terracing and balconies:	50m²
Total Gross Area:	**180m²**

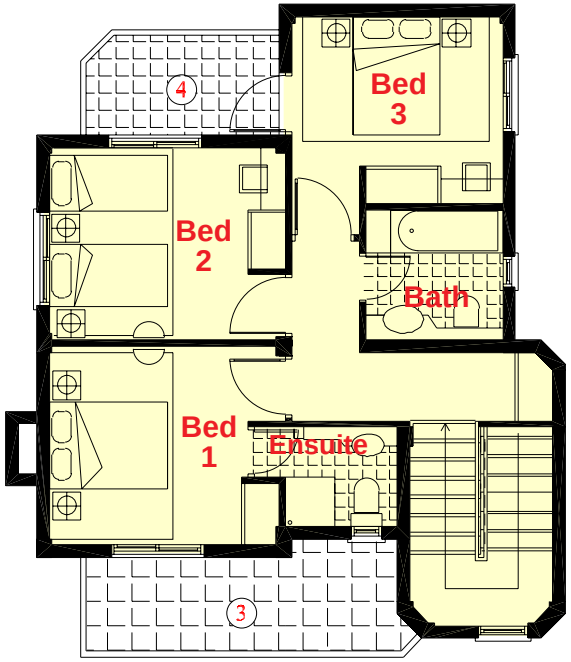
Principal Room Sizes:

Lounge / Dining Room:	7.5m x	3.8m	24'7" x 12'6"
Kitchen / Diner:	4.0m x	3.4m	13'1" x 11'2"
Master Bedroom with En-suite:	4.6m x	3.8m	15'0" x 12'6"
Double Bedroom 2:	3.7m x	3.2m	12'2" x 10'6"
Twin / Double Bedroom 3:	3.5m x	3.2m	11'6" x 10'6"
Family Bathroom:	2.1m x	2.1m	7'0" x 7'0"

NB: Alternative floor layout configurations available on request.



Ground Floor



First Floor

Standard Specification

- Hand made kitchen units with built in hob, double oven, dishwasher, washing machine and fridge / freezer. Choice of white lacquer or light pine finish to kitchen units
- **Marble or granite work tops**
- Open fireplace with marble / granite mantle piece
- Fitted wardrobes to match kitchen units finish
- Air conditioning / heating units to lounge and all bedrooms
- Ceramic tiles either light grey or light beige to match kitchen finish
- External terraces & balconies to match internal floor finish
- Aluminium double glazed window units in white
- Solar panels connected to hot water tank
- Individual septic tank
- **3 Tonne water storage tank**
- Waterproofing to concrete base and external plaster finish
- **Choice of pastel colours to external rendering**
- Driveway for 2 cars with pergola
- External landscape package available
- Annual service charge
- Swimming Pool (available at extra cost)

Peninsular Heights:

4 Bedroom
3 Bathroom
Detached Villa

4 Bedroom, 3 Bathroom Detached Villa

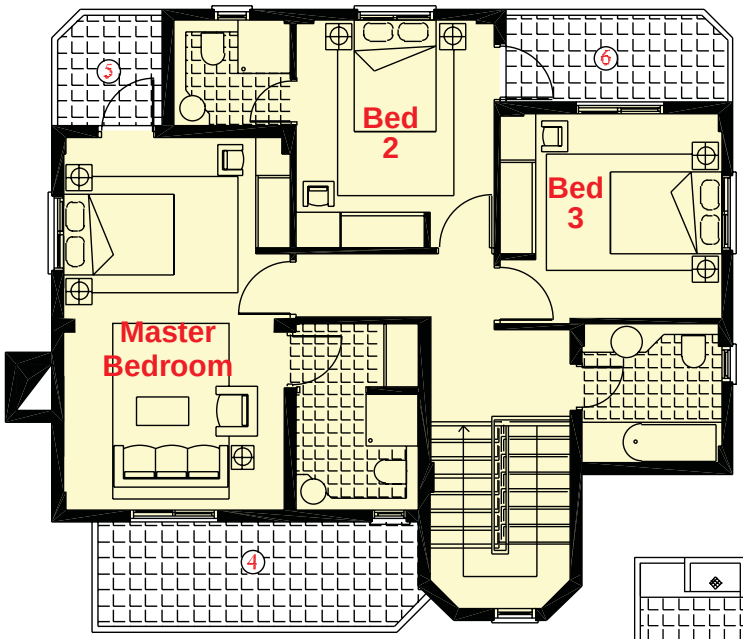
Dimensions:

Gross Floor Area:	172m²
Standard external terracing and balconies:	60m²
Total Gross Area:	**232m²**

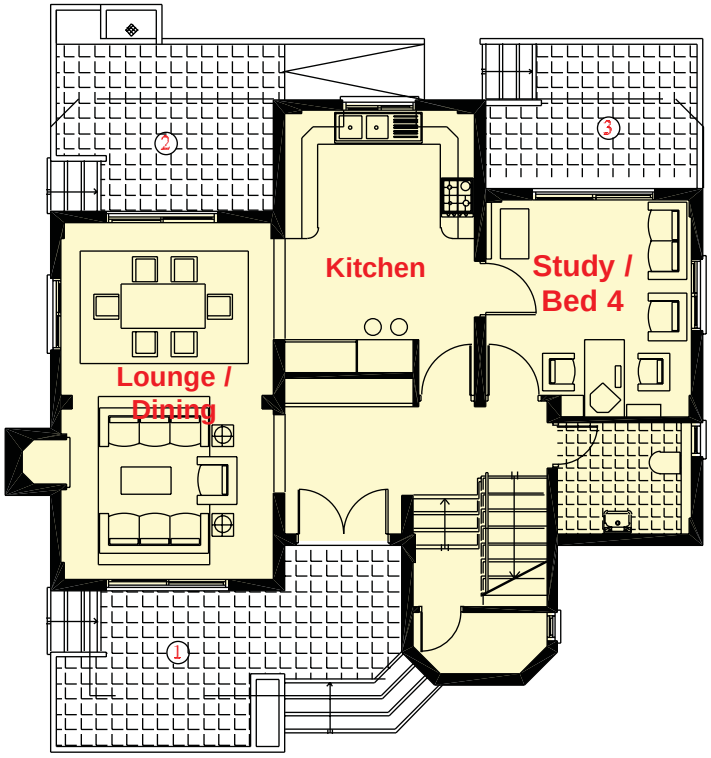
Principal Room Sizes:

Lounge / Dining Room:	6.4m x	3.7m	20'11" x 12'2"
Kitchen / Diner:	4.5m x	3.5m	14'9" x 11'6"
Study / Bedroom 4:	4.0m x	3.5m	13'1" x 11'6"
Master Bedroom with En-suite:	6.4m x	3.7m	20'11" x 12'2"
Twin / Double Bedroom 2 with En-suite:	3.5m x	3.2m	11'6" x 10'6"
Twin / Double Bedroom 3:	3.5m x	3.2m	11'6" x 10'6"
Family Bathroom:	2.1m x	2.1m	7'0" x 7'0"

NB: Alternative floor layout configurations available on request.



First Floor



Ground Floor

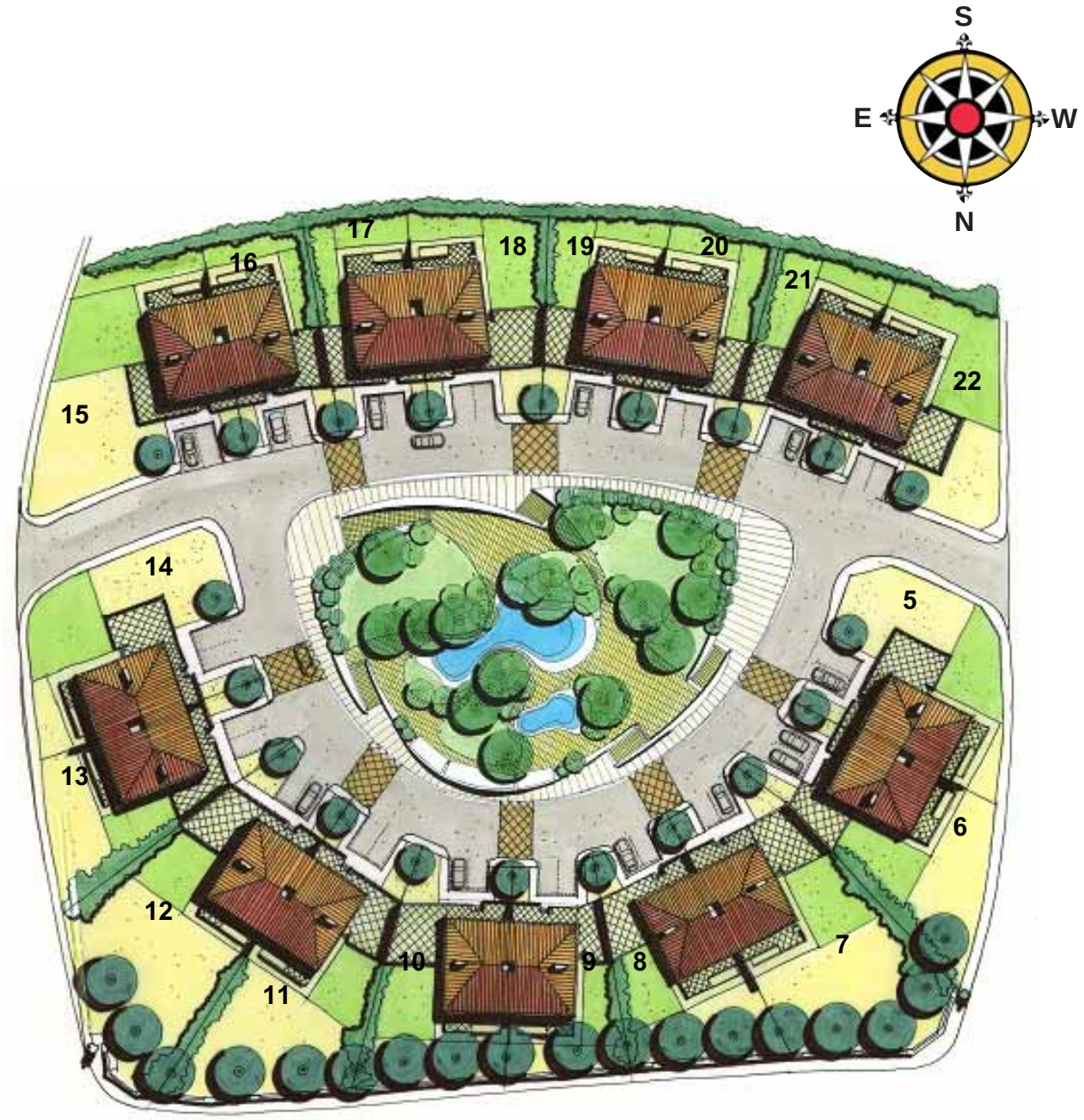
Standard Specification

- Hand made kitchen units with built in hob, double oven, dishwasher, washing machine and fridge / freezer. Choice of white lacquer or light pine finish to kitchen units
- **Additional breakfast unit and storage cupboards**
- Marble or granite work tops
- Open fireplace with marble / granite mantle piece
- Fitted wardrobes to match kitchen units finish
- Air conditioning / heating units to lounge and all bedrooms
- Ceramic tiles either light grey or light beige to match kitchen finish
- External terraces & balconies to match internal floor finish
- Aluminium double glazed window units in white
- Solar panels connected to hot water tank
- Individual septic tank
- **5 Tonne water storage tank**
- Waterproofing to concrete base and external plaster finish
- **Choice of pastel colours to external rendering**
- Driveway for 2 cars with pergola
- External landscape package available
- Annual service charge

Peninsular Heights:

The Park...

THE CENTRAL PARK will be located near to the main road surrounded by the 2 bedroom 2 bathroom semi-detached villas. The park will consist of two pools, an adult leisure pool and a childrens paddling pool. There will be changing, shower and toilet facilities adjacent to the pools and the area will be heavily landscaped and planted to provide an oasis within the development for the enjoyment of all those on the site.



Peninsular Heights:
The Park Facilities...

For illustrative purposes only.

THE PARK FACILITY will be constructed to provide an oasis of calm, where owners and visitors to the site can relax beside the pools in the shade of the poolside mature planting. The park will consist of two pools, changing facilities, grassed areas, soft and hard landscaping and a series of pergolas for shading.

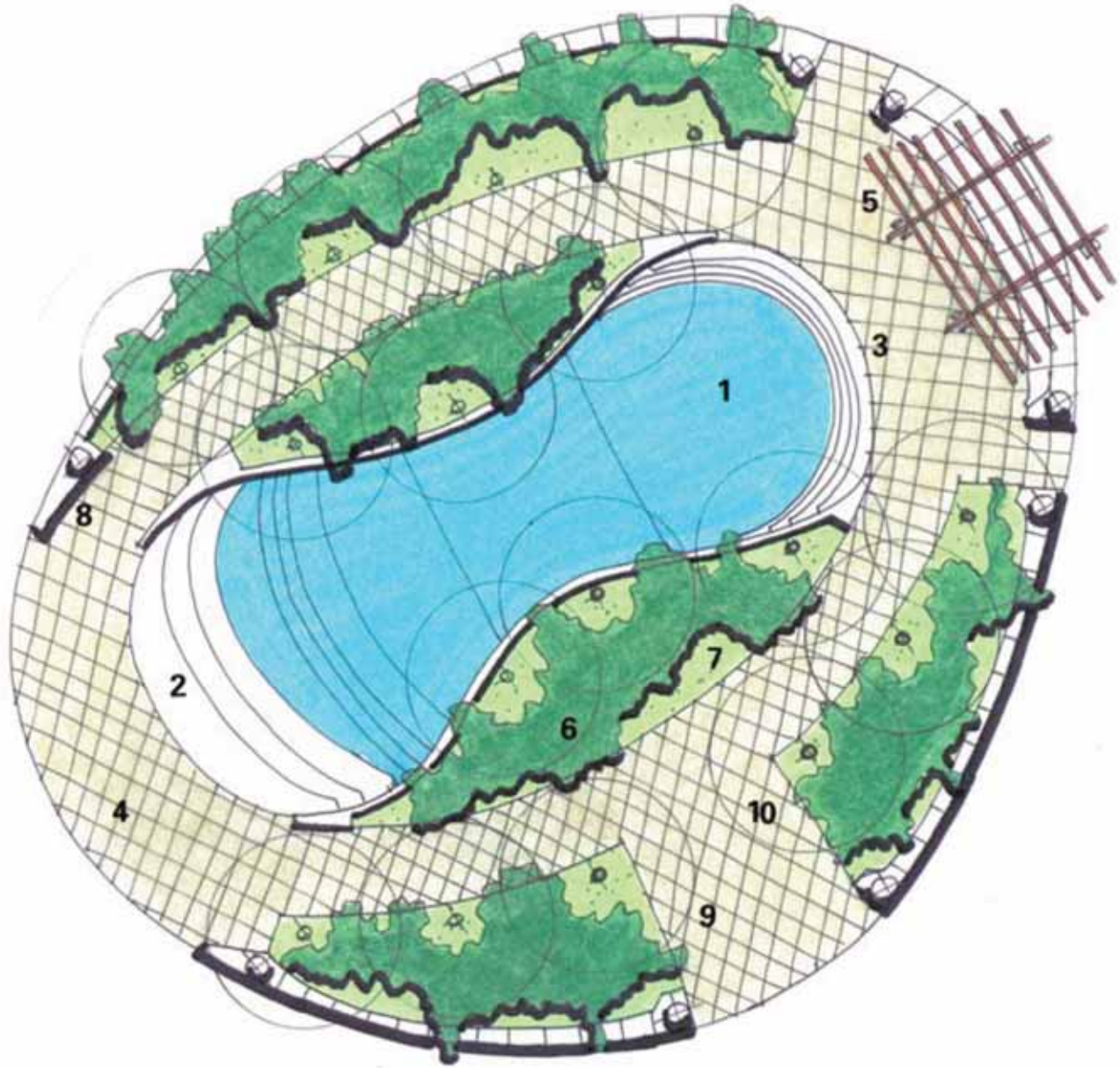
Peninsular Heights:

The Park Facilities...

Adult Leisure Pool

Reference Key:

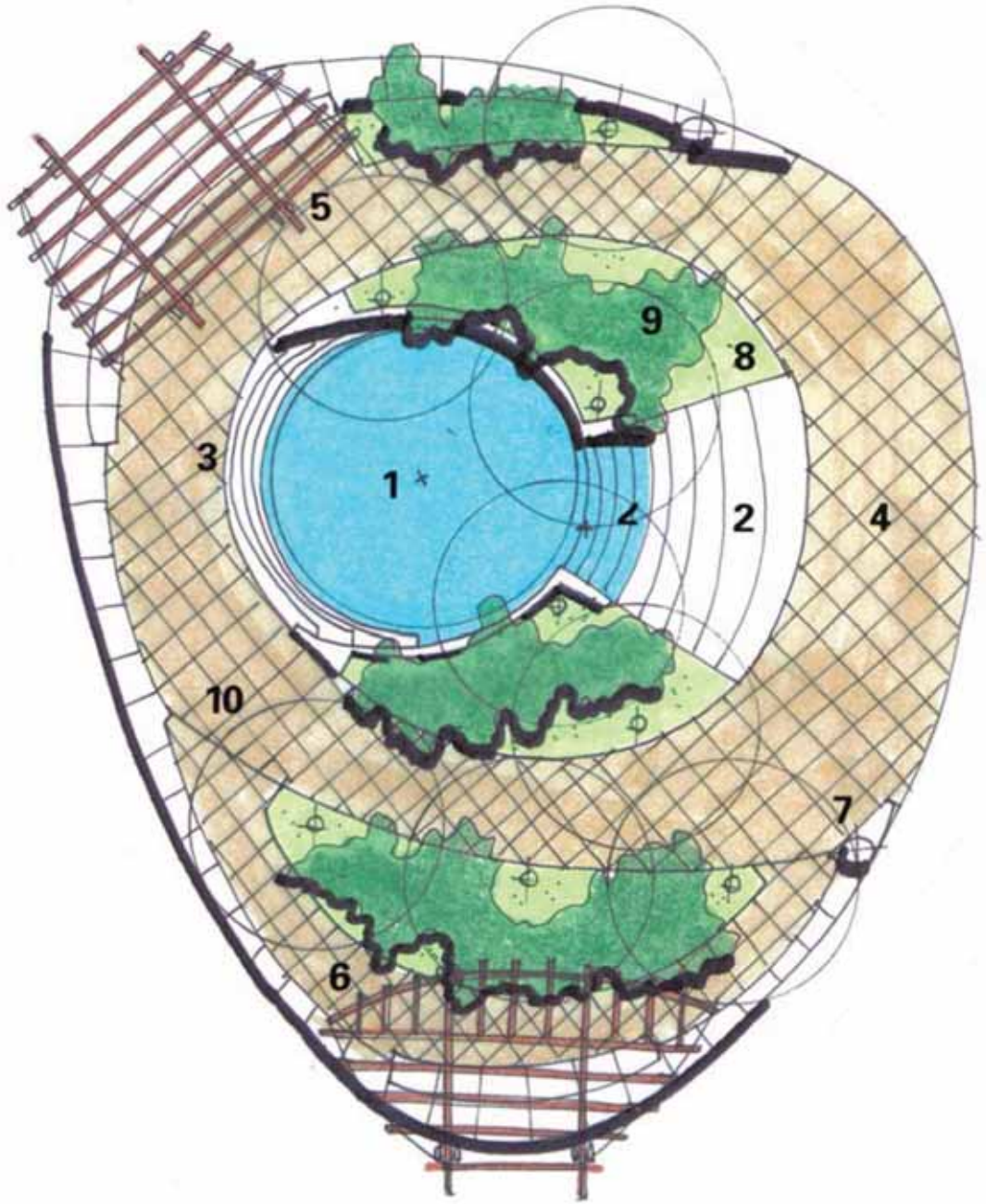
1. Approx. 20m x 6m (narrowest point) leisure pool graded at each end to form slope into pool area. Max. depth 1.7m in central zone
2. Primary entry slope using non-slip smooth white stone finish / cement screed
3. Secondary entrance slope graded to falls
4. Non-slip monobloc paving
5. Perimeter white concrete capped stone walls ranging from 300mm to 1000mm wide
6. Low maintenance indigenous planting
7. Toughened grass / gravel area
8. White concrete capped entrance pillars with integral external light fittings
9. Non-slip monobloc paving laid to falls.
10. 3m - 6m high level mature tree planting to provide shading aroubd the pool



Peninsular Heights:

The Park Facilities...

Childrens Paddling Pool

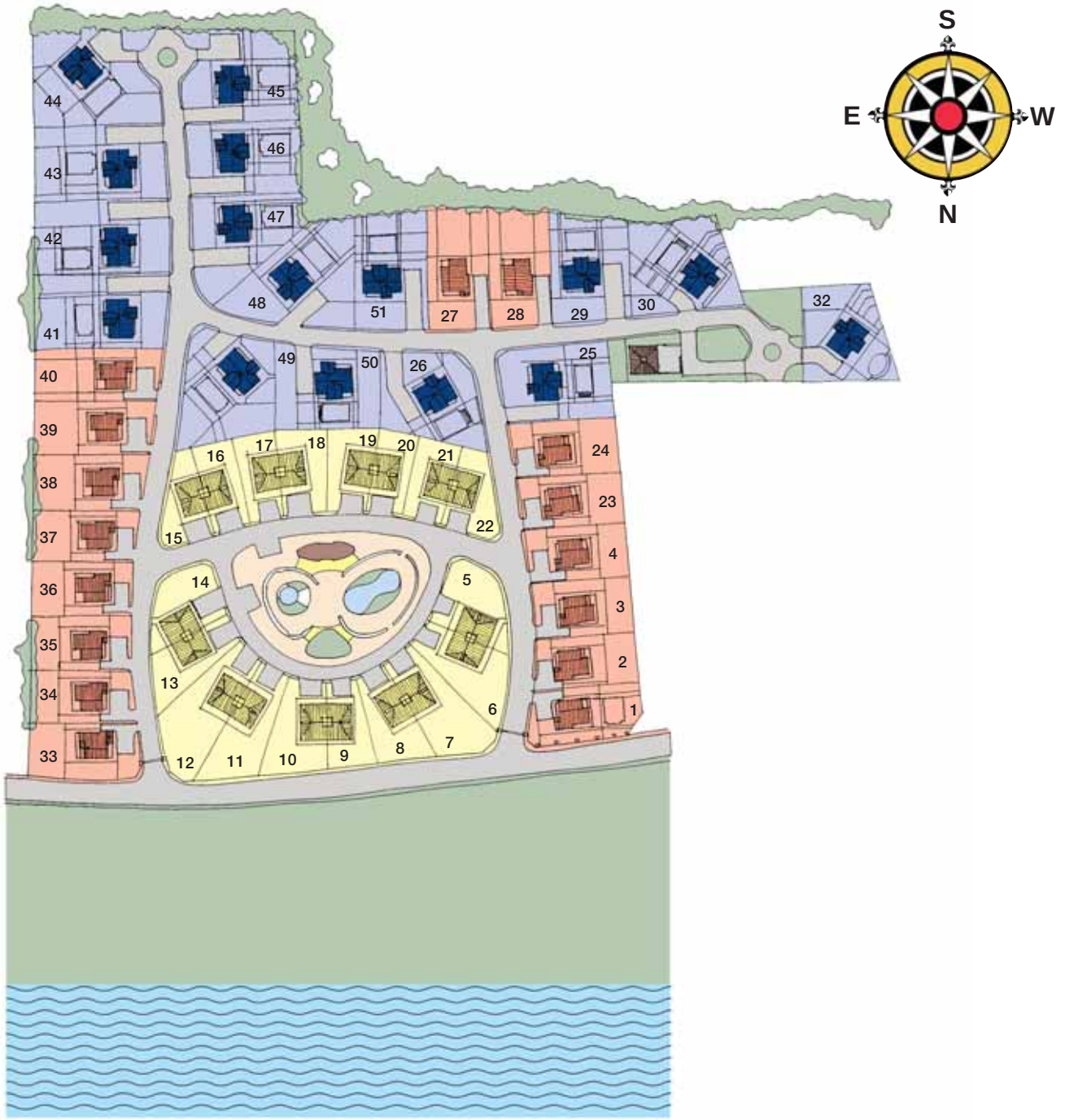


Reference Key:

1. 6m diameter paddling pool with non – slip ceramic internal finishes with constant 300mm depth
2. Graded entry slope using smooth non – slip white stone/screed cement finish
3. Secondary entrance slope grade to falls
4. Non-slip monobloc paving
5. Perimeter white concrete capped stone walls ranging from 300mm to 1000mm wide
6. Timber pergola over seating areas to provide shading
7. White concrete capped entrance pillars with integral external light fittings
8. Toughened grass / gravel area
9. Low maintenance indigenous planting
10. 3m – 6m high level mature tree planting to provide shading around the pool

Peninsular Heights:

Plot layout



KEY:

- 2 Bed / 2 bathroom semi-detached
- 3 Bed / 2 bathroom detached
- 4 Bed / 3 bathroom detached with pool

Peninsular Heights:
Payment Plan

1.0 £1,000 Reservation Deposit

The potential purchaser pays a reservation deposit which will be held by the Sales Agent. Should the client wish to proceed with the purchase then the cost of flights and accommodation for 2 persons for an inspection trip will be refunded up to a value of £600 upon exchange of contract. If the potential purchaser chooses not to proceed within 7 days, the deposit will be returned minus any expenses incurred. Thereafter the deposit is deemed non-refundable.

2.0 30% of the contract sum on exchange

This payment is due on exchange of contracts (Scheduled for 1 month after the reservation deposit has been paid)

3.0 30% of contract sum on completion of foundations

This payment is due on completion of the foundation works after inspection and signing off (Anticipated 3 months after exchange)

4.0 20% of contract sum on completion of weather proofing

This payment is due once the external skeleton, windows, doors, roofing and rendering has been completed and signed off (Anticipated 7 months after exchange)

5.0 15% of contract sum on completion of internal fitting out

This payment is due on completion of the internal fitting out of kitchens and bathrooms, tiling and electrics (Anticipated 10 months from exchange)

6.0 5% of contract sum on completion of externals and handover

This payment is due on completion and handover of the finished villa (Anticipated at 15 months from exchange)

NB: The provision of title deeds is outside the control of the developer and will be undertaken by the clients solicitors in TRNC.

Unless otherwise agreed the delivery of the completed villa will be a minimum of 15 months from exchange of contracts up to a maximum of 18 months. The exact date of handover will be agreed with the owner near completion.

...Why not make the dream a reality...

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