



# THE KARPAZ PENINSULA

## Untouched by human hand

It is not often that one comes across a part of the world where western commercialism and the tourist industry has not found a foothold but the Karpaz region of Northern Cyprus is one such location. In order to reach it one has to make the effort but the rewards are worth it.

The Karpaz Peninsula is a nature reserve and protected area as it is home to a number of species of sea turtles which come back to the same beaches year on year to breed. The best beaches in Cyprus are located on the Karpaz Peninsula, the best of these being the Golden Sands Beach on the southern side of the Peninsula near the tip. But it is not just the sandy beaches that makes the Karpaz area so different from the rest of the island. The area is sparsely populated and is therefore a haven for those seeking a quiet and traffic free environment. The area is made up of the foothills of the mountain range that spans from east to west along the northern coastline, the rolling dunes coming up from the sandy bays and fertile fields sandwiched between the hills and the sea.

The gateway to the main Karpaz area is the village of Yenierenkoy. Between it and the second largest village of Dipkarpaz lies the Peninsular Heights development with access to a sandy beach some 500m away. The development overlooks the sea and has uninterrupted views up and down the coast. The location of the site acts as a springboard for those wishing to explore the Peninsula. The site is located at the 'gateway' to the Karpaz Peninsula and has easy access to

all its beaches, restaurants, hotels, churches and monasteries. The village of Yenierenkoy is approximately 5 miles from the site. The village has a small supermarket, petrol station and information centre and the sales office of Belgravia Estates. There are a number of planned leisure developments in the region as well as a Marina / Hotel complex which is currently under construction.

Belgravia Estates Ltd has set out to design a private gated community comprising some 50 semi-detached and detached villas located on land adjacent to the sea. The development has excellent views up and down the coast and the site plots have been laid out to reflect this. The smaller semi-detached villas are located around a central facilities area which will have a large 'beach' leisure pool and a childrens paddling pool. It will be a landscaped 'park' which will provide amenity space with significant shading. The 3 bedroom and 4 bedroom detached villas are located further up the site taking advantage of the slightly higher elevation and distance from the main road. Most 3 bedroom and 4 bedroom plots are large enough to take individual pools. The site will be managed on a daily basis for all the normal maintenance requirements of the villa owners and their guests.

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