# LUXURY GOLF RESORT STUDIO APARTMENTS (HOTEL CONCEPT PROJECT)

Perfect for the golf enthusiast. This development sits 100m away from a new golf course under construction and 800 metres from the well established international standard Korineum Golf Course. Set in semi rural surroundings but only a 5 minute drive to Esentepe village and its' facilities, 10 minutes to Esentepes sandy beach and 30 minutes from the hustle and bustle of Kyrenia city centre. Ercan airport is only a 40 minute drive. The studio apartments offer 45m2 of living space, 35m2 enclosed and a 10m2 terrace area. The site will have many facilities to include restaurant, bar, and gym. The purchase of a property on this development will entitle the owner to use all of the construction companies other facilities, at other locations. This is a great opportunity to own and use an aprtment next to a golf club at such a reasonable price or as a fantastic rental income investment. The development will be operated as a HOTEL CONCEPT operation, so the potential for making above average returns on investment is quite exceptional. Construction of this project commences in June 2024 , with completion due December 2026. There are 96 apartments in total to inclue studios, lort and penthouse apartments. The project is located on the seaside just outside of Esentepe village. The international Korineum Golf course is a literal 5 minute drive away. The facilities will include outdoor pools, gym, sauna, restaurant and bar. Payment Plan      &

                      20% Doors & Windows                                                 Transformer charge - £2500 5% Key handover                                                          Maintenance  -           £90/month  Hotel lettings fee - 30%

HENRY CHARLES ESTATES