

## TWO BEDROOM 3rd FLOOR APARTMENTS (BLOCK A&B) IN SKY SAKARYA

TWO BEDROOM 3rd FLOOR APARTMENT IN SKY SAKARYA We are pleased to present this luxury two bedroom apartment in one the sought-after projects in Famagusta city centre. Consisting of two blocks, Sky Sakarya is a favourite place to live amongst those who seek a well-managed property. The apartment consists of ground floor shops and offices, as well as fourteen floors of residential units. Our resale unit, never lived in before, is on the 3rd floor, with city views. This unit comes with two bedrooms, each with own private balconies, as well as a lounge with a separate balcony. The unit is unfurnished. Design packages are optional.

Consequently, this might be the right choice for those who wish to buy their set of white goods from their own favourite brand. &nbsp; BLOCK A, 3rd floor, total living area 91.08 m<sup>2</sup>; (5.57 m<sup>2</sup>; balcony), FRONT side. &nbsp; The unit is ready for delivery. Title Deed ready to be transferred to new owner. &nbsp;

Construction-level features: ? Earthquake resistance technology ? Heat & sound insulation ? Double-glazed windows &nbsp; Internal luxury features: ? Quartz kitchen countertop ? Floor heating in bathroom ? Heated towel rack in bathroom ? Wall hung toilet with soft close seat ? LED lights &nbsp; Extra comfort with: ? Fast internet infrastructure ? Smart home infrastructure ? 2200 m<sup>2</sup>; of shopping centres, cafes, restaurants, offices ? Outdoor pool ? Indoor pool ? Gym & fitness ? Turkish Hamam ? Steam bath ? Spa centre ? 163 parking spaces ? Vehicle charging station ? Kids playground ? Bicycle station ? Solar energy panel ? Beauty centre Extra security with ? Video intercom ? Elevator cards ? Reception & lobby ? Smoke detector ? Generator &nbsp; Sky Sakarya as permanent residence: Luxury, comfort, security, walking distance to local amenities Sky Sakarya as Buy to Let: Rents are 20% higher, the building is well-managed &nbsp; Local amenities at walking distance: ? Magusa Arena: Handball, Volleyball, Basketball ? Banks: IsBank, Creditwest, Limasol T&uuml;rK Kooperatif, Albank, ING ? Shopping centres: City Mall, Molto (Old Lemar) Shopping Mall, LC Waikiki &nbsp; Food: ? Ezic (salmon, squid, shrimp, burgers, pizza, goujons, noodle, dessert) ? Ekor Premier (breakfast, ice cream, pasta, simit, pogaca, baklava, cold sandwiches, kofte) ? Cafe 5 (burgers, mulled wine) ? Cortado, Mardo & Loof (cheesecake, hot & cold

drinks, breakfast) ? The Shamrock (pizza, kentucky, snacks, wraps, hookah, drinks)  
&nbsp; Universities: ? EMU University ? Ada Kent University











