

## TWO BEDROOM 8TH FLOOR CORNER APARTMENT IN SKY SAKARYA

TWO BEDROOM 8TH FLOOR CORNER 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 8th floor, corner unit with city views. &nbsp; This unit comes with two bedrooms, each with own private balconies, as well as a lounge with a separate balcony. Included in the price are AC units throughout, oven, cooker, and hood. 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; Part-furnished with: ? A/C in all rooms ? Oven ? Cooker ? Hood &nbsp; Total living area is 95 m<sup>2</sup>, the site is under construction and is due for delivery in July 2024. &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









