

## TWO BEDROOM 13TH FLOOR PENTHOUSE IN SKY SAKARYA, FAMAGUSTA (VAT Paid)

Sky Sakarya 2+1 Penthouse for Sale We are pleased to present this luxury two bedroom penthouse 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 thirteen floors of residential units. Our resale unit, never lived in before, is on the 13th floor, corner unit with sea view. Total living area is 135 m<sup>2</sup>; the site is under construction and is due for delivery in July 2024. Included in the price are: ? VAT paid ? Connection fees paid Construction-level features: ? Earthquake resistance technology ? Heat & sound insulation ? Double-glazed windows Internal luxury features: ? Quartz kitchen countertop ? Floor heating in bathroom ? Heated towel rack in bathroom ? Wall hung toilet with soft close seat ? LED lights 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 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 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 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) Universities: ? EMU University ? Ada Kent University Local Amenities : Magusa Arena, Banks, Shopping Centres Universities : EMU, Ada Kent Hospital : Walking distance Beaches : 7 minute drive











