

Lapta

Specification:

General

- 120 m2 Net area
- 3 Double Bedrooms
- 2 Bathrooms (one en-suite)
- 5 years Construction guarantee
- Mountain and Sea view
- Choice of Tiling (Bathroom, Kitchen & Flooring)
- TV and Telephone points.
- WI FI
- Fitted Kitchen (Choice of units and worktop)
- Optional Upgrade to White Goods package
- Fitted wardrobes in all Bedrooms (Choice of colour)
- 3 pin Electrical sockets throughout
- Damp proofing (both at ground and roof level)
- External Double brick walls with damp proofing
- Hydro water system (pressured)
- 2 ton water tank at ground level (with pump)
- 1 ton water tank at roof level with separate Immersion switch (internal)
- Solar panels
- Overflow 12m x 6m Communal Pool with paved surround
- Landscaping
- Shared Roof terrace

Kitchen & Dining Area:

Electrical TV & telephone points
Choice of Floor and wall tiles
Laminate Worktop (choice available)
Granite worktop as an optional extra
Double Stainless steel sink with mixer tap
Fully fitted units (choice available)
Breakfast Bar

Lounge:

Choice of Flooring
Various Electrical points (3 pin sockets)
TV point
Telephone point (suitable for Broadband)
Ceiling light

Master Bedroom:

En-suite (choice of Floor & Wall tiles)
TV point
Telephone point (suitable for Broadband)
Electrical sockets (3 pin)
Choice of Wardrobes

Bathroom:

Ceramic Floor tiles (choice available)
Full size Bath
Pressured overhead shower.
Hand Basin
Over the basin Mirror and sidelight
Choice of Floor to Ceiling wall tiles.

Bedroom 2:

Choice of ceramic Floor tiles
Fitted Wardrobes with choice of colour / finish
TV point
Telephone point (suitable for Broadband)
3 pin Electrical sockets

Bedroom 3:

Choice of ceramic Floor tiles
Fitted Wardrobes with choice of colour / finish
TV point
Telephone point (suitable for Broadband)
3 pin Electrical sockets

Entrance:

Door bell
Light above Door
Solid Wood front door

Doors:

Front Entrance, Solid Wood Door
Internal, American pressed Doors
Handles, Locks & Keys

Terrace & Balcony:

Ceramic Flooring
Iron railings
External lighting (internal switch)

Windows:

White Aluminium Double Glazed throughout.

Included:

All plumbing, including, Taps, Hydro water pump etc
Solar panels with backup Hot water emersion tank.

External:

12m x 6m communal pool with paved surround
Landscaping, Roof terrace & Car parking facilities.

Stewart & Cath Willis

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Buyers Guide

Why To Invest In North Cyprus

The Turkish Republic of Northern Cyprus enjoys a typical Eastern Mediterranean climate with long hot summers and short mild winters. The southern coastline at the foot of the Karpaz Peninsular is accepted as being one of the most beautiful areas in the world in which to live. The natural beauty of the island, the lovely climate, the warm and generosity of the Turkish Cypriot people and the abundance of fresh food make North Cyprus an unspoilt and un-commercialised haven.

With over 300 days of sunshine each year, un-crowded beaches and warm unpolluted seas, North Cyprus is a dream holiday destination for many Western Europeans. It is also an ideal location for property investment, whether you are looking for a second home, somewhere you can buy, or a place to retire in the sun.

But why should you choose to invest in property in the Karpaz North Cyprus over other destinations in the world? Property and land prices are significantly cheaper in Karpaz North Cyprus, compared to anywhere else around the Mediterranean. Purchasing land, a house or investing within this area are important decisions. Our wide portfolio includes quality and choice therefore Batu Estate Agents offers the Key To Success...

The current situation between North Cyprus and South Cyprus means that many people are confused over this issue. The events of 1974 divided the island and hence this year is vitally important in deciding property ownership. Here is a quick guide to current North Cyprus property title deeds, to help you secure the North Cyprus property of your dreams.

Restrictions on Foreigners

Foreigners are limited to owning one dönüm (approx 1/3 acre) per person (husband and wife count as one person). There are a number of checks carried out by the Council of Ministers following an application to purchase.

The Land Registry maintains records of all land transfers in the same way as in the UK. The TRNC government issues the titles in the form of Title Deeds ("Kocan" in Turkish) as either Freehold or Leasehold and draws no distinction between the freehold titles of properties.

Types of title are as follows: -

1. Foreign and Turkish pre'74 Titles

TURKISH FREEHOLD TITLE pre'74

Land owned by a Turkish Cypriot prior to 1974 with undisputed title.

FOREIGN FREEHOLD TITLE

Land owned by non-citizens (e.g. British) and purchased prior to 1974.

2. Exchange or Esdeger Titles

Esedeger Title ("exchange" title) is land originally owned by a Greek Cypriot prior to 1974, with title deeds issued by the North Cyprus government post 1974 to a Turkish Cypriot refugee from the south on a points basis in compensation for land abandoned in the south. It is widely known as exchange land - as the Turkish Cypriot refugee had effectively swapped his land left in the south for equivalent value land a Greek Cypriot abandoned Northern Cyprus and is considered 100% safe to buy, most Greek Cypriots have now been compensated for this land by Turkey.

FOR FURTHER DETAILS & VIEWINGS ,PLEASE CONTACT:

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