

WELCOME to

# *OCEANVIEW* properties

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## MAP LOCATION:



**On arrival...**

We hope you had a pleasant journey, please enjoy your stay here, we look forward to your comments on your return.

***POLITE REMINDER : The Villa, is a strict NO SMOKING area.***

**Problems / Queries** about the working of the villa:

Call your OceanView properties site manager, Alon Cohen 009 (0) 5338466595 or Ilyas 05338654562

**KEYS.** Keys can be found in the key safe on the wall to the right of the front door. You will need the digit code to access the safe, and may also need to use the light from your mobile phone or a small torch to see if arriving back at night!

***KEY BOX CODE: has been advised, please do not alter the code.***

**TWO WEEK STAY ?** A change of bedding and a spare set of towels will have been provided for your second week, please leave all dirty washing in a spare cupboard.

***REQUIRE ADDITIONAL LAUNDRY / CLEANING SERVICE?***

( Optional Extra )

Call your OceanView Manager, Alon Cohen 009 (0) 5338466595 or Ilyas 05338654562

### ***Inside***

The **LIGHT SWITCHES** are clearly marked on the wall as you enter.

### **DRINKING WATER...do not use tap water!**

is available from supermarkets in either regular bottles or in large 9 litre bottles which cost around 6.0 TL from shops and suppliers along the side of the main coastal road. You are welcome to use the water which we have left, but ask that you replace the bottles as you use them, out of consideration for the next guest. The bottle carries a deposit and needs to be returned when buying fresh supplies. The Supermarket is a probably the best place to exchange bottles

**TAP WATER PRESSURE**, if this is low, the Pump switch may not be turned on ( this is located under the fuse box by the front entrance ) or may need resetting ( pump and reset button are located externally.

The mains water system in North Cyprus is not totally clean, this can block the tap “filters” screwed at the end of all spouts, we do regularly clean / clear these they can be easily unscrewed, cleaned and placed back.

**HOT WATER** is always available via the solar panels, if more is required the Emersion can be switched on for a short time. This switch is located on the RHS, top of the stairs, top floor. (Hot water can take some time to come through to the taps, due to the distance from the cylinder)

**WATER PUMP**. The water pump needs to be switched on at all times while you are staying at the Villa, though please turn it off at night and when not needed for long periods, such as when you go out. (The water is pumped from outside water tank up to the header tank on the roof, which then supplies hot and cold water to the Villa by gravity.

Water will be supplied to the Villa through the mains, BUT, on occasions the mains supply may be interrupted due to water shortages so tankers will top up the supply, please inform our villa manager if you are experiencing problems.

### ***KITCHEN.***

If the **Fridge Freezer** is switched off. The appliance will need to be switched on, at the socket to behind the unit. . It's a good idea to start making ice using the ice trays. NB. Always use bottled water, not water from the taps.

The **oven** will NOT WORK UNTIL the wall switch above the worktop (marked “OVEN”), is turned on, to grill, turn the temp dial to “MAX“. ( see separate details )

**HOB**; The hob is served by the gas bottle in the cupboard to the left of the cooker, which needs turning to the ‘on’ position using the black button on top of the regulator. (NB. The ignition system for the hob, works once the cooker has been switched on as described above). The gas bottle will rarely be empty, but if a new bottle is needed a replacement will be found outside, or take the empty canister to the local supermarket for a replacement.

## **1<sup>st</sup> FLOOR**

**Bedrooms;** Each room has an air-con unit ( all operated in the same way ), light switches and sockets.

**Shower rooms.** Hot water is supplied via the solar panels, this may take some minutes to come through. May we ask as a courtesy to the Turkish Cypriots, that this running water is not wasted while waiting for the hot water to come through.

**Note,** the hot water is dependent upon the sun and is at its hottest in the late afternoon, which is ideal if you have been around the pool all day or out sight-seeing.

**Toilets.** As with most eastern med countries, care should be taken to avoid blocking the system with paper. Baskets are provided which can then be emptied into the main bin.

### **AIR CONDITIONING:**

Air conditioning units should be preset at 71° F (22° C

We ask that they should only be used when the doors are all closed as otherwise they are ineffective and waste electricity.

During the day, they should **not** be used as temperature control, this can be better controlled by keeping doors opened to create a through-flow of air.

**AC UNITS** All units both heat and cool Please use only when essential

### **AC units..**

Ensure the switch on the wall is on ( a red light will show )

Using the AC “Climatic” remote, turn “ON” ( the digital symbols will now show )

Using the “OPERATION MODE” button, you have 5 choices:

Auto ( Square with 4 arrows )

Cool ( Circle surrounded by 6 dots ) 19c is ideal

Heat ( Sun logo ) 23c is ideal

Fan

Dry ( water droplet )

When you have chosen to either heat or cool, select your desired temperature using the arrow buttons

Your Ac unit will commence a few minutes later

### **AUX AC Units**

Ensure the switch on the wall is on ( a red light will show )

Using your “MODE” button make your choice:

Cool ( Snowflake symbol ) 19c is ideal

Heat ( Sun logo ) 23c is ideal

Fan

Dry ( water droplet )

Your temperature adjustment may be adjusted by pressing the +C or -C buttons

Your Ac unit will commence a few minutes later

### **LOUNGE.**

**TV / DVD player,** Turn on both at plug ( TV plug is behind the TV, top middle )

The TV will now show “Weak or No signal “ message

The DVD will have a red light showing

Using the small grey DVD remote, press the power button...the “DVD Video” logo will appear after a few seconds on the TV screen

The DVD player is now ready for use....enjoy

## **ELECTRICITY**

See above for details of using all appliances and switching on the mains power

**FUSE BOX**, there are 2 fuse boxes, 1st by the front entrance, 2<sup>nd</sup> at the top of the stairs.  
nb **All fuse switches should be in the UP position.**

**OVEN**, the main switch is located on the wall to the right of the oven.

To work the oven and / or the grill, the temperature dial needs to be turned ( use "MAX" for the grill )

The **(P)ROGRAM DIAL**: reading clockwise:

1 is the Light only

2 the 2 horizontal lines are the whole oven

3 this is the whole oven, fan assisted

4 this single horizontal line is top of the oven only

5 use this to grill / toast

6 this is grilling, fan assisted.

**Please keep the oven clean**



## **MICROWAVE ( if fitted )**

The large dial is to set the length of time

For SET PROGRAMS simply turn this dial clockwise

For your own times i.e. minutes / seconds, turn this dial slightly anticlockwise, then clockwise, to your chosen amount of time

Buttons:

The Circle with a triangle is the RESET and STOP

The broken circle with a vertical line is the ON, ( press in, to increase your cooking time by 30 seconds )

An Snow flake, is the defrost facility

The remaining 2 buttons are for browning / grilling

## **FRIDGE / FREEZER**

If there has been a power interruption, the fridge alarm will sound, TO CLEAR, open the freezer compartment door and press the green "RESET" button.

It's a good idea to start making ice using the ice trays. **NB. Always use bottled water!**

## **WASHING MACHINE**

The two dials indicates the various options. Soap powder can be found under the sink.

### **Drying clothes and towels**

During summer months, we suggest leaving the washing outside to dry, overnight.

Ideal for most washes is : Program 5, Temperature 40 - 60, Spin Speed 100

( washing powder / liquid place in left and middle, conditioner, in right compartments )

## **GAS**

The gas bottle is found under the first kitchen unit in the kitchen. It should always have enough gas for your holiday. Unfortunately, it is impossible to tell when this will run out...a spare is provided for your use, change over is a simple task of removing the regulator using the top clip and placing on to the new bottle, clipping back into place.

NOTE: If in the unlikely event you need more gas, the bottle can be taken to the village and exchanged for a full canister, the price is a few Turkish Lire

## ***Outside***

***Pool.*** The pool is Chlorine free and is cleaned and maintained twice a week.

It is safe to use according, to your own discretion. Care should be taken, especially when entering and leaving the pool, as the patio and especially the tiled terraces, can become slippery when wet. In particular it is dangerous to enter the Villa with wet feet as the tiled floors will become slippery and will cause accidents.

Discretion must be exercised by each person according to their own abilities.

The pool pump room and balance tanks are covered by white inspection covers. (Care should be taken to avoid stepping on them as they aren't designed to take any weight). There is no need for any of the controls to be changed as these will all be maintained by the pool company.

***Garden.*** The garden and plants are maintained, any spare water from washing dishes or from drawing hot water, would be better used to water the plants during your stay, rather than throwing it down the sink!! (Please avoid using soapy water though! Thank you!)

***Rubbish / Waste*** . The Green bins are located outside and are emptied each Thursday.

## **OUT and ABOUT**

Currency is Turkish Lira and you can expect to get a rate of around 2.8TL to the £ in Cyprus. Credit cards are accepted everywhere. Tips are not generally expected but 5% is a reasonable level.

### ***Shopping***

The Supermarkets are all very good and comparable in price to most UK supermarkets.

Most open about 8am and close around 10pm

There are many more and all are pretty similar eg Lemar, Bektas

There are also a few fruit and vegetable stalls at the side of the road which tend to be a bit cheaper and sometimes fresher.

Nearest **SUPERMARKETS**....up the hill situated in the middle of the village, Water and Fresh bread always available...fresh Milk not always available, also quite well stocked, including fresh milk all year round are 2 Supermarkets within 5 - 10 minute drive along the coast road, one East, the other West.

**MILK**; "Taze Sut" in a blue bottle; is fresh pasteurised full milk.



Bacon is available frozen in the freezers and is very good

NB. We have left supplies of most basic 'cupboard' items such as herbs, spices, salt sugar, coffee and tea, etc. Please feel free to use them while you are staying at the Villa, but as a courtesy to the next guests, please replace any items which you run out of.

### ***Butchers***

Again there are several independents as well as the butchers within most supermarkets. Meat does tend to be more expensive than in England but is of good quality and free range.

### ***Markets***

Kyrenia

This is Wed and Sat in the morning in front of the main Police Station. It is good for fruit and veg as well as clothes, bags, gifts. It is located just off the main road as you drive towards Kyrenia; on the right at the first roundabout as you arrive on the outskirts of Kyrenia. Go early!!



## ***Eating out; Restaurants***

### **Archways**

Take the same directions as above but turn left off the new road opposite the Bowling alley. The restaurant is set on the rise opposite and as you go down to the left. This is very good and great value specialising in local food. It is usually full of locals-always a good sign. Booking is advisable. (number in Villa phone);

### **Kybele**

This is one of five restaurants at Bellapais so take a look if you visit the Abbey on your stay. At its best during the summer when the weather allows outside dining. There are panoramic views of Kyrenia harbour and the tables are in the floodlit grounds of the Abbey. Food is international and prices to match-again advisable to book.

### **Bellapais Gardens**

This is part of the Hotel and again has a few tables on the terrace with the same view. Again similar food and prices. Again booking advised and ask for a table on terrace.

### **Bella moon**

Not the same view but dining in a pretty courtyard and good regional food at a more reasonable price. They may offer to pick you up and take you home for free as does the Abbey Bell Tower restaurant situated just behind the abbey.

### **Kervan**

This is more of a lunchtime venue and does regional dishes plus pasta, salads, pizzas and burgers at reasonable prices. It overlooks and has steps down to a well kept public beach and has lovely views out to sea. On the coast road to Kyrenia take a left turn at the sign for the Mercure hotel and Kervan is on your left after signs for the beach.

### **Stonegrill**

This is a little different in that you pick what meat you like and you cook it to your liking on a hot stone brought to your table.

### **Tempo**

An Italian themed restaurant behind the supermarket. Nice contemporary surroundings and good food. Situated by the sea accessed down same road as Tempo

### **Address**

International food served on a terrace overlooking the sea. A bit pricey but good steaks.

### **Ambiance**

Next door to the Address restaurant but specialising in fish.

### **'Fat Boys' - Kebabs**

For a quick take out or eat in traditional chicken or lamb kebab ( real meat not like English kebabs) and open 24hrs a day is 'Fat Boys'; )this is what the locals call it but it doesn't appear on the sign). On the same side as the Astro supermarket Kyrenia but 50yds further on.

### **Kyrenia Harbour**

Various options in the Harbour; all good but relatively expensive and smaller portions; great views at sunset though.

### **Niazis**

Just around the corner from the harbour is Niazis, which charges around 35TL for a full kebab and Meze; the speciality.

### **The House ( opposite Colony Hotel, central Kyrenia )**

Certainly worth a visit whilst in Kyrenia, for both the food and the ambience ( Ensure you visit each "room" over the 2 floors whilst you are there

### **Ezic ( alongside the new dual carriageway to Lapta, west Kyrenia )**

Large, modern award winning restaurant spaced out over many levels, very large choice of freshly cooked menus, something for everyone, and large portions!

### **Alkan Holiday village restaurant / bar**

Situated on the coast road, east and only minutes from the villa, walkable.  
Cengiz, the restaurant owner offers a good menu, very popular with English locals, including Sunday Roast / Carvery

### **Zerdeli**

Head through Esentepe village, this restaurant is situated on the outskirts of the village, Live music most nights, basic traditional surrounding, all food meat cooked fresh on charcoal grill, popular with local Turkish Cypriots, all are made welcome

### **The Gorgeous**

Situated in the middle of "Sweet homes" estate, east of Esentepe, ( LHS ) close to Kucuk Erenkoy, if you can find it, the food is well worth the visit!

Please feel free to add any of your favourites here:

## *Day Trips*

### **Nicosia/Lefkosa**

This is the Capital city and is divided in two by the border between North Cyprus and the Greek side of South Cyprus, it is about a 30 minute drive. Take your passports and you can walk over the border but don't forget your Euros. The old walled city in the North side is very interesting but not easy to navigate with the car as the streets are very narrow and the one way system is complicated and is often blocked with traffic so it is easier to park on the edge and explore on foot.

### **Famagusta/Gazimaguza**

Again a city divided in two with evidence of the 1974 conflict for all to see in; the once popular holiday resort now comprises abandoned Hotels . It is about one hours drive on good roads and has lots of historical places, shops, bars and restaurants. There is a beach right on the border which is fascinating but the Old town is the real reason for visiting, with beautiful buildings and squares and plenty to see and do.

### **Salamis**

Just 15 minutes north of Famagusta, Salamis was once one of the five great capitals of the world. For around £4 you can see the foundations of this vast area which comprises an amazing intact amphitheatre, a complete shopping area, with streets and house layouts, plus an amazing plumbing system; all dating from around 3000 years ago!!

### **Iskele**

On the East coast about 50 minutes drive gives access to Bogaz renowned for its fabulous fish restaurants overlooking the sea.

### **Karpaz peninsular**

This is an area of unspoilt beauty with flora and fauna not found anywhere else. Unfortunately the roads are winding and to get to the very tip would take around 4 hours.

There are some very good places for an overnight stop for the enthusiast, and some specialising in eco friendly accommodation.

### **St Hilarion Castle**

Situated on the top of the five finger mountains (Bespmark mountains) floodlit at night and visible from Villa Margarita. Views over Northern Cyprus are fantastic but only for the walking fraternity willing to climb the steps to the top.

Accessed off the new bypass on the way to Lefkosa.

### **Bellapais Abbey**

Great views and a beautiful building to explore in this tiny village in the hills above Kyrenia. Enjoy lunch or an evening meal at one of the many excellent restaurants.

## **Things to Do:**

### **Skydiving**

Not for the faint-hearted but I am assured the tandem flight at around £50 is well worth it  
This is situated near St Hilarion Castle.

### **Golf & Spa**

Close to Esentepe. This is a new course with a classy clubhouse good for a drink and/or food or use the Spa / Massage facilities for a little pampering!.

### **Boat trips**

From the Harbour in Kyrenia. Both day and evening cruises. Serve buffet lunch or dinner included in the price and a bar on board.

### **Turtles**

Loggerhead turtles lay eggs on the beaches of Northern Cyprus in May and these eggs then hatch in October. They are an endangered species and there is a project to protect these sites by Exeter University situated along the coast on the way to Esentepe at a beach called Aligadi Beach. The students protect the nests from dogs and foxes and keep the beach free from hazards such as plastic bags which may hinder the baby turtles short journey to the sea. They accept volunteers willing to sleep on the beach at certain times of the year to help this quest and maybe, witness these amazing events.

### **Walking**

Try one of the many trails available in North Cyprus, choose a nice cool stroll in the mountain forest or a coastal walk along some of the original coast road. For suggest walks visit our website:

<http://www.ovip.co.uk/>

### **Cycling**

Why not hire a Cycle to and explore one of the many cycle trails here in North Cyprus:

<http://www.ovip.co.uk/>

### **When you leave...**

We hope you've had a great stay in our family holiday home and will wish to leave it as you found it...

1. Empty all bins, including the bathroom bins and replace the bin bags (stored in the kitchen drawers)
2. Turn off all sockets, including the cooker and air conditioning units
3. Turn off all lights; inside and out
4. Lock all patio doors and close windows upstairs and downstairs.
5. Lock the front door on the double lock and return the key to the key safe, remembering to shift the barrels on the code!!

**Please ensure the keycode is the same as you found it!**

***If you have enjoyed North Cyprus, you may considering purchasing your own place in the sun, for letting, investment, retirement or family holidays.***

***We have over 10 years experience of buying, selling and renting and will be pleased to advise you on all aspects of the NC property market, please feel free to contact us with your concerns / requirements via :***

***email [oceanviews@live.co.uk](mailto:oceanviews@live.co.uk) or visit our website: <http://www.ovip.co.uk/>***

**Have a safe and pleasant journey home, we hope you have enjoyed your stay**

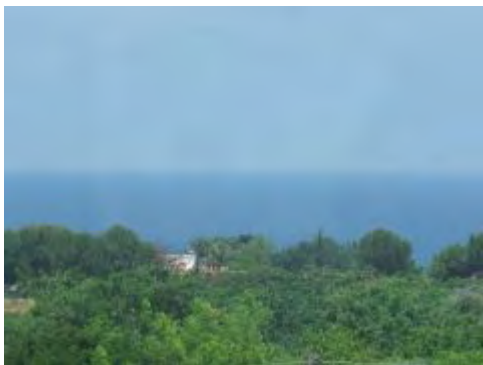
**Stewart & Cath**

Exclusive to:

## Ocean View Property



Large 120 sq mtrs, 3 Double Bedroom apartments, 2 bathrooms.



Great SEA Views.....

and choice of units & tiles

### 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 )
- Air Conditioning / Heaters in all main rooms\*
- TV and Telephone points.
- Fitted Kitchen ( Choice of units and worktop )
- White Goods ( Washing machine, Fridge-freezer, Hob, Oven, Extractor fan )\*
- 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
- Wi-Fi

**Lounge:**

*Air Conditioning unit ( inc. heater )\**  
*Choice of Flooring*  
*Various Electrical points ( 3 pin sockets )*  
*TV point*  
*Telephone point ( suitable for Broadband )*  
*Ceiling light*

**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 )*  
*White Goods inc Washing machine ( plumbed )\*,*  
*Large Fridge Freezer, Oven, Hob & Fan\*.*

**Master Bedroom:**

*En-suite ( choice of Floor & Wall tiles )*  
*Air Conditioning unit ( inc. heater )\**  
*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.*  
*WC with bidet facilities*

**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*  
*Air Conditioning unit ( inc. Heater )\**

**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*  
*Air Conditioning unit ( inc. Heater )\**

**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.*

**\*Optional Extras.**

**All enquires & viewings: via Stewart 00447940050976**  
**or email : [oceanviews@live.co.uk](mailto:oceanviews@live.co.uk)**