

Carrington
LUXURY VILLAS & APARTMENTS
GROUP

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Carrington is a leading provider of high quality residential homes and services, specialising in the coastal region of North Cyprus.

Carrington was established in 2001 as a construction company and has since grown into the successful and reliable quality brand it is today.

The company has grown from strength to strength and our quality driven approach rewards us with unsurpassed standards of workmanship and customer satisfaction. We are now more than just a construction company as we have expanded our customer service to include holiday rentals, car rentals and property management.

To date, we have completed over 60,000 square feet of construction projects.





ATLANTIS
BEACH APARTMENTS

Welcome to Atlantis!

Atlantis is our new unique development right on the seafront, just a few minutes walk from the beach in Kucuk Erenkoy on the east coast of North Cyprus.

This beautiful area combines harmony with nature and modern architectural design, quality materials and the finishes with comfortable living.

The project consists of five apartment blocks with an exceptional range of one, two and three bedroom apartments and penthouses, all offering panoramic sea and mountain views.

Atlantis will benefit from facilities such as a café, bar, communal pool, relaxing yoga area, paddle tennis facilities and landscaped gardens.





Features and Amenities

- Unique beachfront location
- Spectacular views of the Mediterranean Sea and the mountains
- Affordable prices for either a holiday home or as an investment
- Flexible payment plan
- Modern design with top quality finishing
- Heat and sound insulation
- 24/7 maintenance service
- Cutting edge design and architecture
- Bathroom underfloor heating
- Wide range of kitchen worktops and cupboards
- Rich choice of tiles
- Private outside space
- Built-in barbecue



















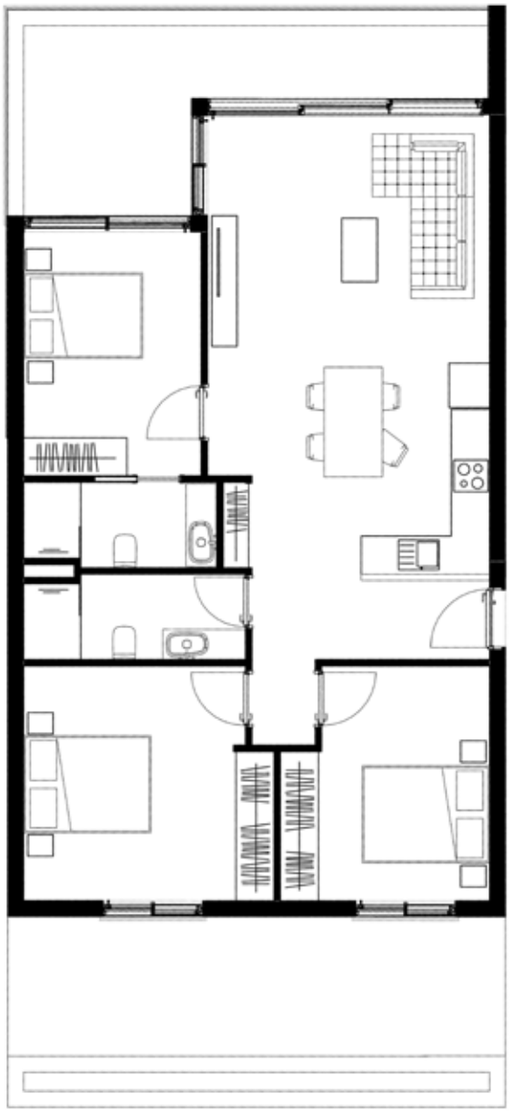


ATLANTIS
BEACH APARTMENTS

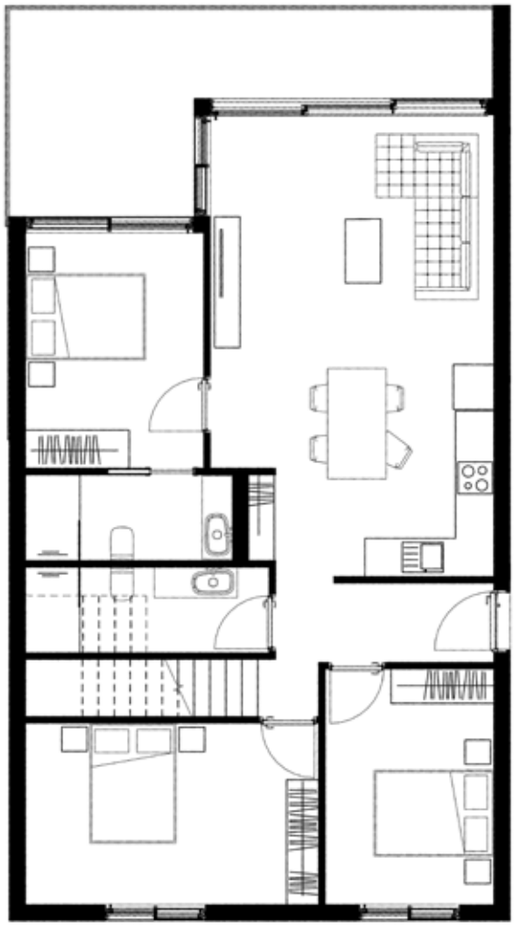
Site and floor plans



Block A1 and A2 no 1-4
Garden Floor Plan



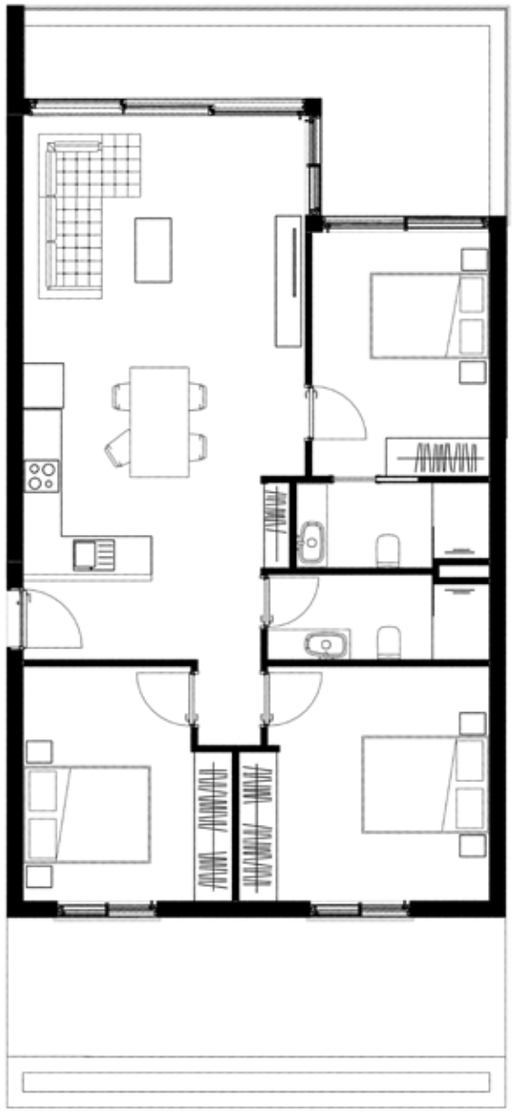
Block A1 and A2 no 5-8
Penthouse Floor Plan



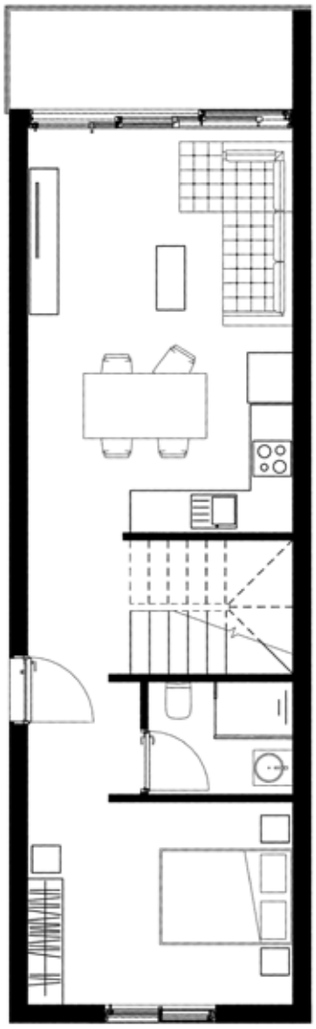
No 1-4
3 Bedroom Garden
Total area 142 m²
Closed area 100 m²
Terrace area 42 m²

No 5-8
3 Bedroom Penthouse
Total area 170 m²
Closed area 100 m²
Terrace area 20 m²
Roof Terrace area 50 m²

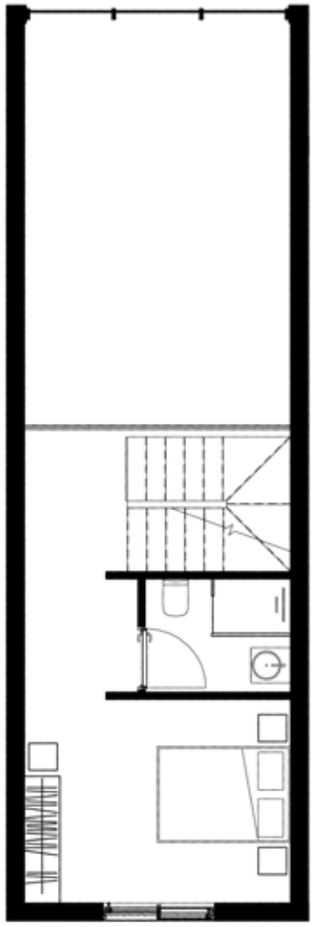
Block B1, B2 and B3 no 1-3
Garden Floor Plan



Block B1, B2 and B3 no 4, 6 and 8
Penthouse Floor Plan



First Floor

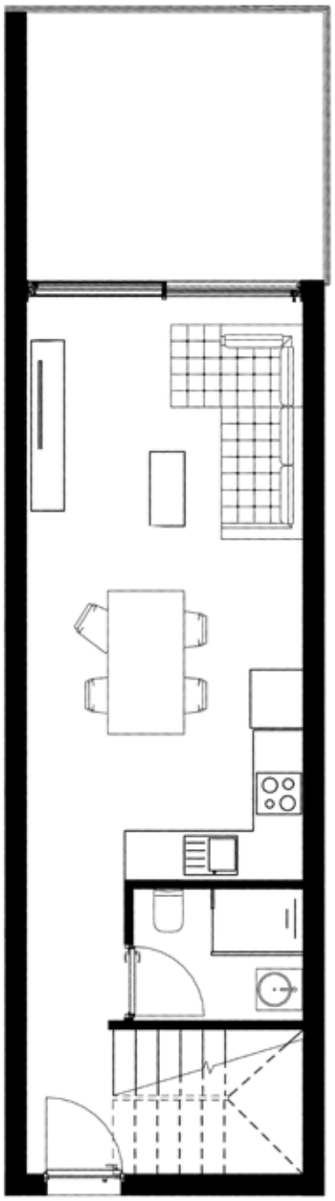


Mezzanine Floor

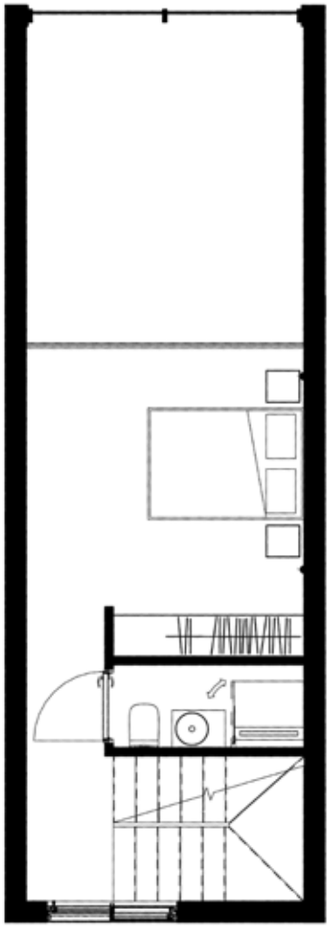
No 1-3
3 Bedroom Garden
Total area 142 m²
Closed area 100 m²
Terrace area 42 m²

No 4,6 and 8
2 Bedroom Penthouse
Total area 115 m²
Closed area 80 m²
Terrace area 7 m²
Roof Terrace area 28 m²

Block B1, B2 and B3 no 5, 7 and 9
Penthouse Floor Plan



First Floor



Mezzanine Floor

No 5, 7 and 9
1 Bedroom Penthouse
Total area 105 m²
Closed area 60 m²
Terrace area 15 m²
Roof Terrace area 30 m²

SPECIFICATIONS

1 Bedroom Penthouse Apartment

Structural System: 30 cm Insulated concrete Slab and steel
Concrete Grade: BS25
Roof Structure: 30 cm Insulated concrete Slab with pitched roof
Damp Proofing: Damp proof course to Roof,
Base, Walls and Bricks
Wall Structure: Bricks/Blocks Beams
Floor Materials: Porcelain Flooring throughout,
Marble Staircase
Internal Doors: E3 Doors – Fully Fitted
Windows & Doors: Aluminum double glazed units
Wrought Iron Work: Balconies and Terraces

Electrical:
All lighting and electrical sockets to be fitted and installed to the approved electrical project in compliance with the Cyprus Turkish Electrical Engineers Association standards.

Water System:
1 tonne water tank on roof, solar panels and hot water immersion heater system. All plumbing including pipe work, tabs and water pumps included as standard.

Structural Guarantee: 5 Years

Livingroom:
- TV point
- Telephone point
- Electrical points
- Airconditioning point (no unit fitted)
- Plaster Coving
- Suspended ceiling with led down lights

Bathroom:
- Fully fitted shower unit
- Sink
- Wall tiling: Colour optional from a selected range
- Wall mounted toilet
- Underfloor heating

Kitchen Dinner:
- The kitchen units will be fully fitted, made of eighter solid pine or MDF based profile. Granite worktop and the sink in stainless steel. The customer will have a choice of styles and colours.
- Electrical points for fridge freezer, Washing Machine, Dishwasher, Oven/Hob and extractor. (These appliances are not included as standard)

Mezzanine Bedroom:
- TV point
- Airconditioning point (no unit fitted)
- Telephone point
- Electrical points
- Build in wardrobes: Choice of doors from selected range
- Suspended ceiling with led down lights

Ensuite:
- Fully fitted shower unit
- Sink
- Wall tiling: Colour optional from a selected range
- Wall mounted toilet
- Underfloor heating

Roof terrace:
- Pergola
- BBQ
- Granite worktop
- Shower
- Sink
- Infrastructure for Jacuzzi

2 Bedroom Penthouse Apartment

Structural System: 30 cm Insulated concrete Slab and steel
Concrete Grade: BS25
Roof Structure: 30 cm Insulated concrete Slab with pitched roof
Damp Proofing: Damp proof course to Roof,
Base, Walls and Bricks
Wall Structure: Bricks/Blocks Beams
Floor Materials: Porcelain Flooring throughout,
Marble Staircase
Internal Doors: E3 Doors – Fully Fitted
Windows & Doors: Aluminum double glazed units
Wrought Iron Work: Balconies and Terraces

Electrical:
All lighting and electrical sockets to be fitted and installed to the approved electrical project in compliance with the Cyprus Turkish Electrical Engineers Association standards.

Water System:
1 tonne water tank on roof, solar panels and hot water immersion heater system. All plumbing including pipe work, tabs and water pumps included as standard.

Structural Guarantee: 5 Years

Livingroom:
- TV point
- Telephone point
- Electrical points
- Airconditioning point (no unit fitted)
- Plaster Coving
- Suspended ceiling with led down lights

Kitchen Dinner:
- The kitchen units will be fully fitted, made of eighter solid pine or MDF based profile. Granite worktop and the sink in stainless steel. The customer will have a choice of styles and colours.
- Electrical points for fridge freezer, Washing Machine, Dishwasher, Oven/Hob and extractor. (These appliances are not included as standard)

Bedroom 1:
- TV point
- Airconditioning point (no unit fitted)
- Telephone point
- Electrical points
- Build in wardrobes: Choice of doors from selected range
- Suspended ceiling with led down lights

Family Bathroom:
- Fully fitted shower unit
- Sink
- Wall tiling: Colour optional from a selected range
- Wall mounted toilet
- Underfloor heating

Mezzanine Bedroom:
- TV point
- Airconditioning point (no unit fitted)
- Telephone point
- Electrical points
- Build in wardrobes: Choice of doors from selected range
- Suspended ceiling with led down lights

Ensuite:
- Fully fitted shower unit
- Sink
- Wall tiling: Colour optional from a selected range
- Wall mounted toilet
- Underfloor heating

Roof terrace:
- Pergola
- BBQ
- Granite worktop
- Shower
- Sink
- Infrastructure for Jacuzzi

SPECIFICATIONS

3 Bedroom Garden Apartment

Structural System: 30 cm Insulated concrete Slab and steel
Concrete Grade: BS25
Roof Structure: 30 cm Insulated concrete Slab with pitched roof
Damp Proofing: Damp proof course to Roof,
Base, Walls and Bricks
Wall Structure: Bricks/Blocks Beams
Floor Materials: Porcelain Flooring throughout,
Marble Staircase
Internal Doors: E3 Doors – Fully Fitted
Windows & Doors: Aluminum double glazed units
Wrought Iron Work: Balconies and Terraces

Electrical:
All lighting and electrical sockets to be fitted and installed to the approved electrical project in compliance with the Cyprus Turkish Electrical Engineers Association standards.

Water System:
1 tonne water tank on roof, solar panels and hot water immersion heater system. All plumbing including pipe work, tabs and water pumps included as standard.

Structural Guarantee: 5 Years

Livingroom:
- TV point
- Telephone point
- Electrical points
- Airconditioning point (no unit fitted)
- Plaster Coving
- Suspended ceiling with led down lights

Kitchen Dinner:
- The kitchen units will be fully fitted, made of eighter solid pine or MDF based profile. Granite worktop and the sink in stainless steel. The customer will have a choice of styles and colours.
- Electrical points for fridge freezer, Washing Machine, Dishwasher, Oven/Hob and extractor. (These appliances are not included as standard)

Master Bedroom 1:
- TV point
- Airconditioning point (no unit fitted)
- Telephone point
- Electrical points
- Build in wardrobes: Choice of doors from selected range
- Suspended ceiling with led down lights

Ensuite:
- Fully fitted shower unit
- Sink
- Wall tiling: Colour optional from a selected range
- Wall mounted toilet
- Underfloor heating

Bedroom 2 and 3:
- TV point
- Airconditioning point (no unit fitted)
- Telephone point
- Electrical points
- Build in wardrobes: Choice of doors from selected range
- Suspended ceiling with led down lights

Family Bathroom:
- Fully fitted shower unit
- Sink
- Wall tiling: Colour optional from a selected range
- Wall mounted toilet
- Underfloor heating

3 Bedroom Penthouse Apartment

Structural System: 30 cm Insulated concrete Slab and steel
Concrete Grade: BS25
Roof Structure: 30 cm Insulated concrete Slab with pitched roof
Damp Proofing: Damp proof course to Roof,
Base, Walls and Bricks
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Structural Guarantee: 5 Years

Livingroom:
- TV point
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- Airconditioning point (no unit fitted)
- Plaster Coving
- Suspended ceiling with led down lights

Kitchen Dinner:
- The kitchen units will be fully fitted, made of eighter solid pine or MDF based profile. Granite worktop and the sink in stainless steel. The customer will have a choice of styles and colours.
- Electrical points for fridge freezer, Washing Machine, Dishwasher, Oven/Hob and extractor. (These appliances are not included as standard)

Master Bedroom 1:
- TV point
- Airconditioning point (no unit fitted)
- Telephone point
- Electrical points
- Build in wardrobes: Choice of doors from selected range
- Suspended ceiling with led down lights

Ensuite:
- Fully fitted shower unit
- Sink
- Wall tiling: Colour optional from a selected range
- Wall mounted toilet
- Underfloor heating

Bedroom 2 and 3:
- TV point
- Airconditioning point (no unit fitted)
- Telephone point
- Electrical points
- Build in wardrobes: Choice of doors from selected range
- Suspended ceiling with led down lights

Family Bathroom:
- Fully fitted shower unit
- Sink
- Wall tiling: Colour optional from a selected range
- Wall mounted toilet
- Underfloor heating

Roof terrace:
- Pergola
- BBQ
- Granite worktop
- Shower
- Sink
- Infrastructure for Jacuzzi

THE PURCHASE PROCESS

Deciding to buy a property in Northern Cyprus is an exciting and potentially life-changing decision. Whilst there are some differences from buying a property back home, it's not complicated once you understand the process. This guide should provide a good introduction to the steps you need to take towards owning your own property in Northern Cyprus.

Finance
There are a number of ways to finance a property purchase in Northern Cyprus – as a developer we offer long term payment plans to suit your budget. These are usually interest free or a combination of interest free/with interest depending on the length of the repayment plan. We recommend all our customers who are thinking of buying a new property to set up a plan and do some calculations of how you will finance the property before you start looking.

In case you are applying for a mortgage we recommend applying for an offer to find out your budget and what your options are. One option is to apply for a mortgage in a Cypriot bank, where you can usually get a mortgage for up to 70–75% of the property. Another option is to mortgage your existing home through your own bank.

Hiring a legal representative
The legal representative will help you throughout the purchase process and will be responsible for informing you about the buying process. The solicitor will also provide you with all documents relating to fees and taxes as well as the process to transfer the title deed into your name. If you are abroad during the process you should grant the solicitor a Power of Attorney to act on your behalf. The cost of hiring a lawyer varies between £1,250 and £2,000 and is paid by the buyer.

Reservation contract
Once you have found your property, you reserve the it by signing a reservation contract and pay a reservation cost of usually between £2,500– £10,000. This transfer will be made into your lawyers client account and not to the vendor. When the transfer has been done, the property is off the market and your lawyer starts with the due diligence to make sure everything is in order with your new home. If you have applied for a mortgage, a valuation of the property will be done and the bank will finish your mortgage.

Purchase contract
If everything is in order with the property, it's time to sign the purchase contract. This is usually done about 14 days after the reservation contract. When both vendor and buyer sign the purchase contract, 30% of the agreed price of the property (minus the reservation cost) is transferred to the lawyer's client account, and the lawyer confirms the transfer to the vendor. The agreed date of access is written in the purchase contract.

Access
The day of your access to the property, everyone meet at the notary to finish the purchase. By this time, all eventual mortgage of the vendor are removed from the property and the registration in the title deed is made. The 10% at the lawyers client account and the 90% that's left of the agreed price is transferred to the vendor. The keys to the property are handed over and you got a new home.

To buy off-plan
Buying off-plan is a bit different from buying a resale property. At all the new developments, it's the developer of the property who becomes the vendor. The developer will provide you with all information about the development such as when it's going to be built, finished and when the access of the properties will take place.

There are renders, site plans and floor plans of the development to give you a clear picture how the result will look like. The developer will also show you the plot of the development and show you where your property is located. You get to see materials and depending of how far the building process has gone, you might be able to make some changes on the inside of the property to make it suit your needs and taste.

The payment plan of buying a new development depends but usually a reservation cost of £2,500-10,000 will be paid to take the property off the market. The deposit amount will be deducted from the sales price. The remaining amount will be paid in four or five stages during the construction, whereas the first one is on contract signing and the last payment upon handover of the property.

When you buy a property off-plan or that is under construction, the lawyer provides a written guarantee in the agreement by both a date for completion according to building permits, drawings, etc., as well as a penalty/delay for the builder in favour of the buyer.



Your application to the Council of Ministers regarding your Permission to Purchase will be submitted by your lawyer. For this, the lawyer requires an unopened extract from the criminal Records (in English) from your home country's police authority, which shows that you have no criminal past.

The application process may take time to be approved but this does not affect you from moving into the property, renting it out or reselling it. When your application for a purchase permit is processed, the Council of Ministers makes searches in the land register, the military and the immigration authorities. If the result is positive, your application will be granted.

TAXES IN RELATION TO PROPERTY PURCHASE

There are four main taxes involved in any property sale and purchase transaction of which three is to be paid by the buyer and one by the seller:

V.A.T The Tax Office requires a copy of the Contract of Sale to be presented prior to the transfer of title. It will then calculate the VAT based on the Contract value of the property and is currently 5%.

Transfer Fee payable to the Land Registry Office just before the transfer of title takes place is usually paid by the purchaser and has currently been reduced from 6% to 3% of the property assessed value. The Land Registry will view the Contract of Sale before the transfer of title to assess the value of the property and will calculate the Transfer Fee on the basis of the assessed value.

Stamp Duty is payable to the Tax Office and is calculated on the contract value of the property. Generally, Stamp Duty is payable by the Purchaser, although this can always be varied by the parties by an express clause in the Contract of Sale. All Contract of Sales must be registered at the District Land Office within 21 days of being signed and it is now compulsory for the Stamp Duty to be paid at the rate of 0.5% before registration can take place.

Capital Gain Tax (Stopaj) is to be paid by the seller and is payable to the Tax Office is generally payable by the Vendor although this can always be varied by the parties by an express clause in the Contract of Sale. The Tax Office requires a copy of the Contract of Sale to be presented prior to the transfer of title. It will then calculate the Capital Gains Tax based on the basis of the assessed value of the property and is currently 4%.



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