



CAESAR CLIFF

CAESAR CLIFF

LOCATION & ACCESSIBILITY

Caesar Cliff is located in Esentepe village Kyrenia. The climate is typical to Mediterranean weather, due to the sea breeze and pine forests the summer season is very mild as well as the winter.

- ✓ 26 km drive to Kyrenia, the city center
- ✓ 7 km drive to Golf area, the biggest in Cyprus
- ✓ 46 km drive to Ercan Airport
- ✓ 32 km drive to Beshparmak Mountains
- ✓ 55 km drive to Famagusta, ancient city
- ✓ 5 km drive to Turtle Bay Beach
- ✓ 56 km drive to Lefkosha, the capital
- ✓ 2.5 km from Esentepe village



OVERVIEW



📍 Esentepe, Kyrenia, North Cyprus
The entire project covers **85,000m²**

Caesar Cliff is a modern residential complex developed and designed by Afik Group and offers semi-detached villas and apartments.

Located only 100 meters away from the well equipped beach, surrounded by breathtaking views of the Mediterranean Sea and Mountains, Caesar Cliff is the perfect place to live a peaceful life or just to enjoy a vacation.



CAESAR CLIFF



FACILITIES



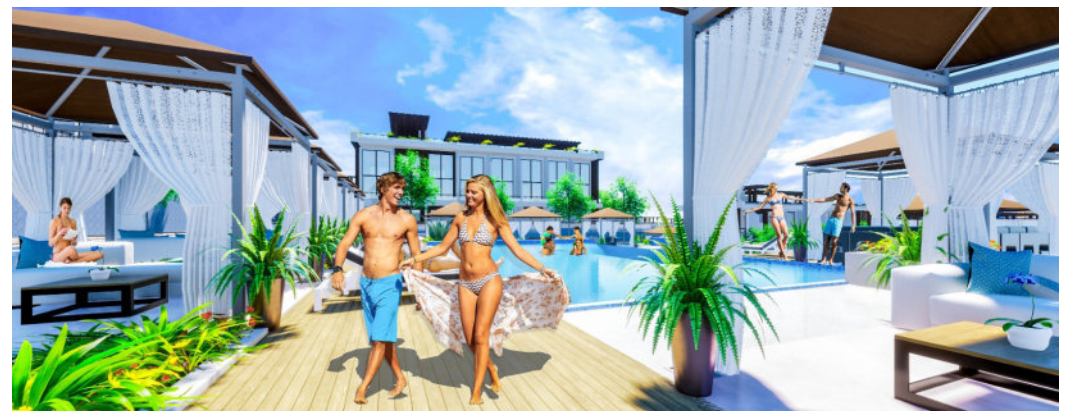
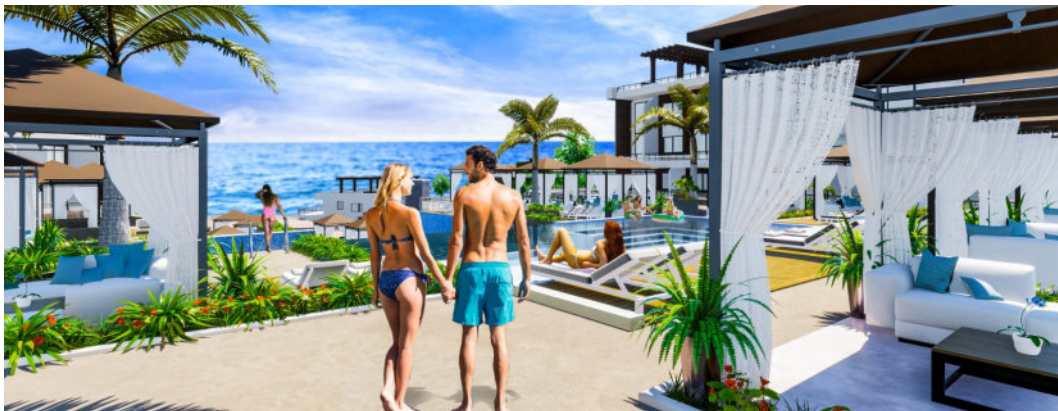
- ✓ Gym / Outdoor Sport Ground
- ✓ Indoor & Outdoor Pools
- ✓ Kids Playground
- ✓ Tennis Court
- ✓ E-Bicycle Road
- ✓ Restaurant
- ✓ Supermarket
- ✓ BBQ Areas
- ✓ Beach Bar
- ✓ Mini Golf
- ✓ Sauna
- ✓ Bar



FACILITIES



FACILITIES



ESENTEPE FACILITIES & DESTINATIONS



- ✓ Restaurants & Bars
- ✓ Beauty Salon
- ✓ Post Office
- ✓ Bakery
- ✓ Gas Station
- ✓ Car Repair
- ✓ Football Field
- ✓ Supermarkets
- ✓ Homeware Store
- ✓ ATM
- ✓ Mosque
- ✓ Hospital
- ✓ Police Station
- ✓ Water Sport Stores
- ✓ Esentepe Stadium
- ✓ Esentepe High School
- ✓ Esentepe Municipality
- ✓ Kızılay Esentepe Association (TRNC)

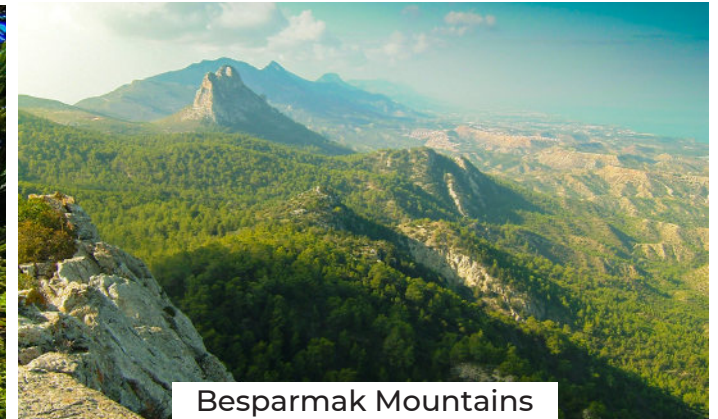


Stone Castle Restaurant

ESENTEPE FACILITIES & DESTINATIONS



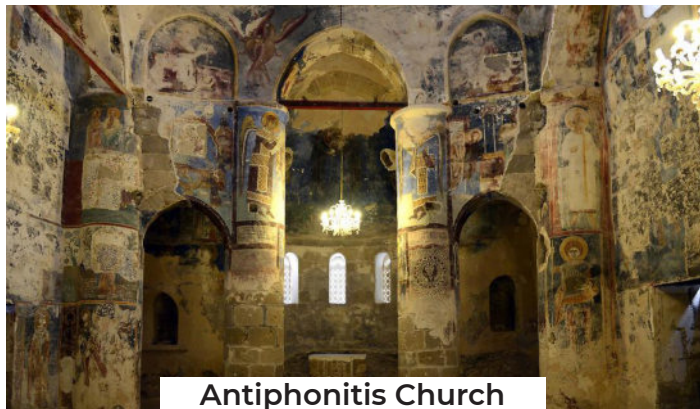
Tumba Restaurant



Besparmak Mountains



Esentepe Mosque



Antiphonitis Church

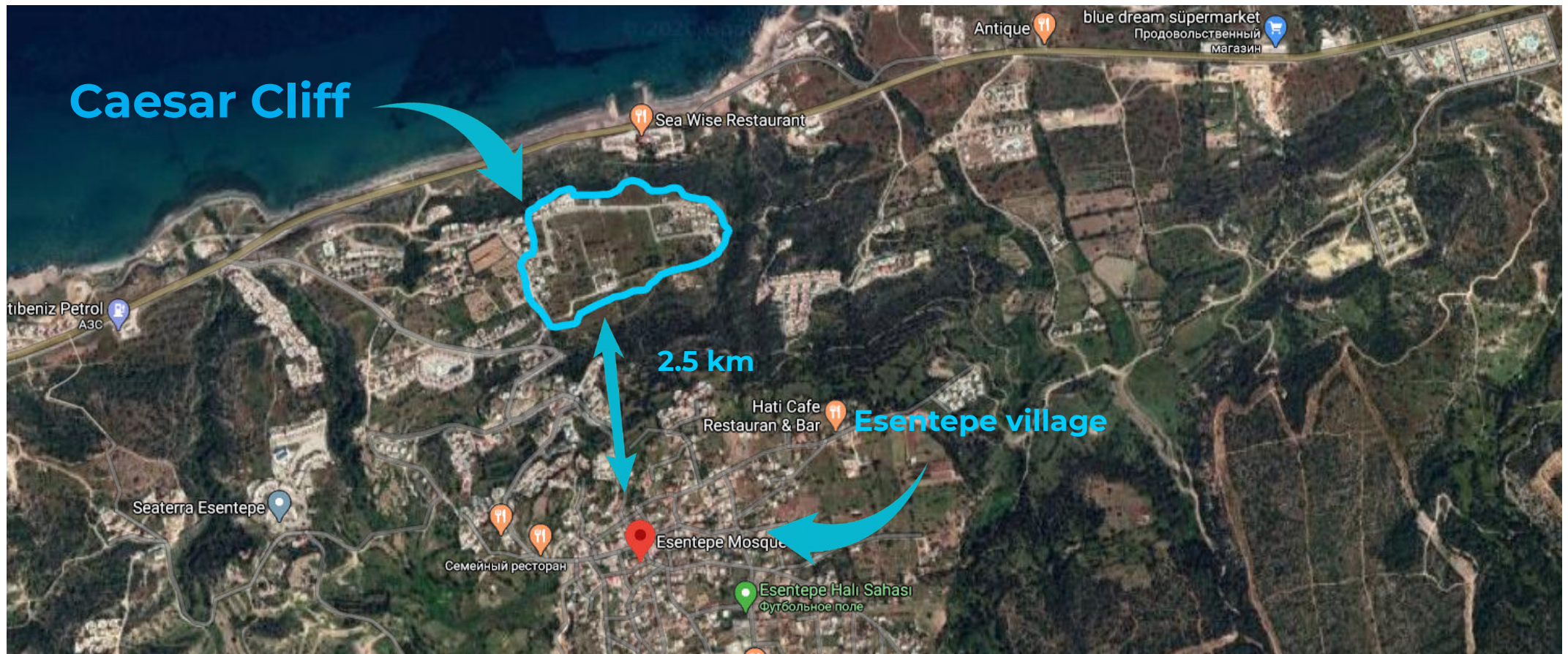


Korineum Golf Field



Sea Wise Restaurant

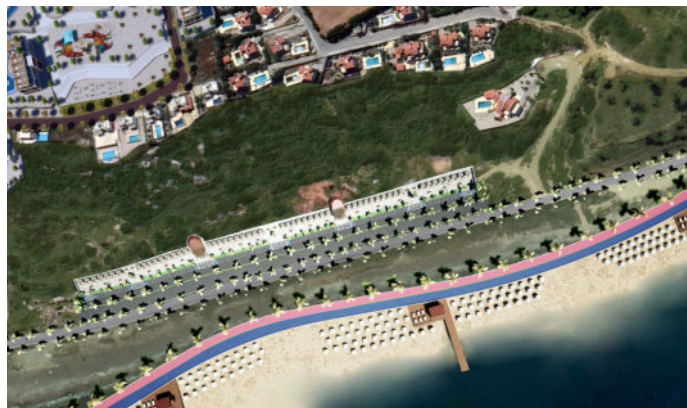
PROJECT'S AREA



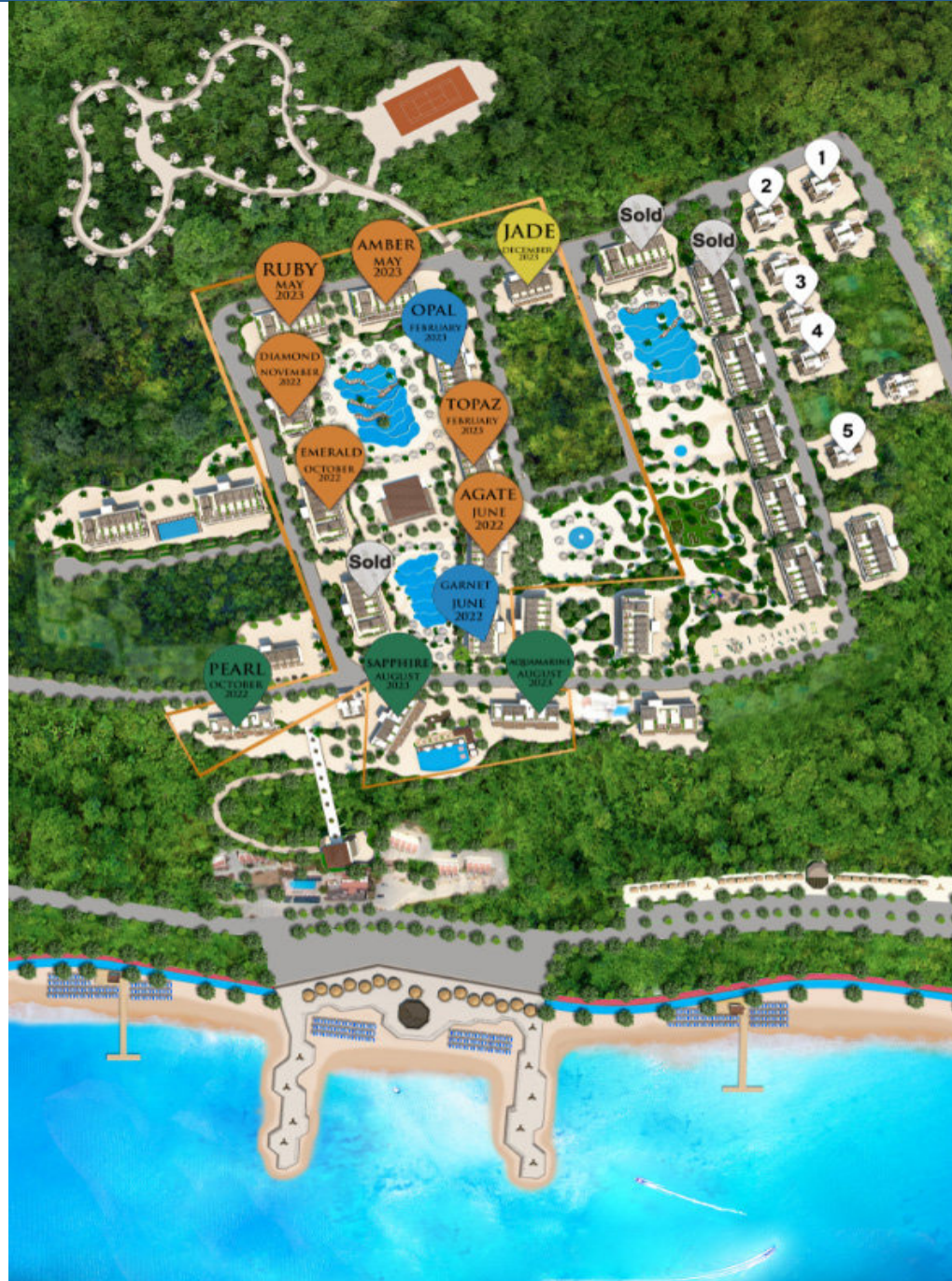
3D RENDERS



MUNICIPALITY PLANS



FIRST STAGE OF CONSTRUCTION



FLOOR PLANS



GROUND FLOOR PLAN



GALLERY FLOOR PLAN



FIRST FLOOR PLAN



ROOF GARDEN FLOOR PLAN

TYPE A
 STUDIO - 1 unit
 1+1 - 2 units
 1+1G - 5 units
 2+1 - 2 units
 2+1G - 2 units

*G - Gallery

STUDIO: 42m² + 8m²
 1+1: 68m² + 8/13m²
 1+1G: 62m² + 6m²
 2+1: 92m² + 15m²
 2+1G: 88m² + 6/12m²

STARTING FROM 49,900 GBP

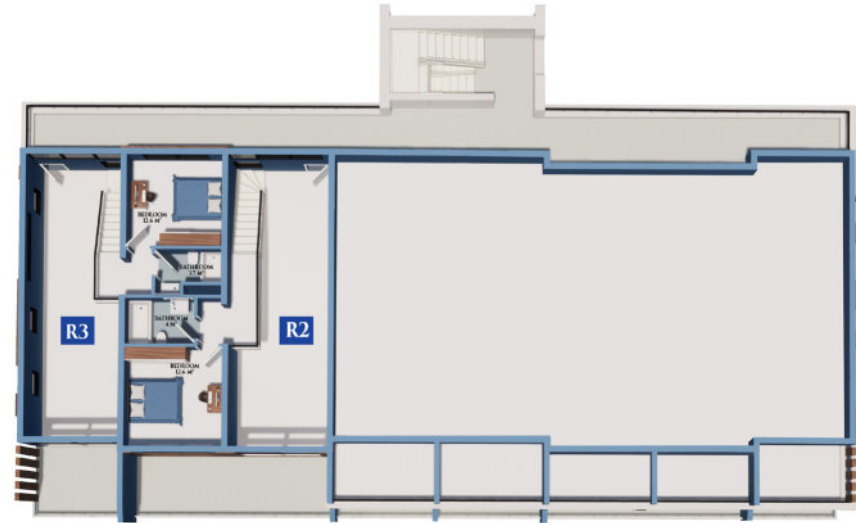
TOPAZ - FEBRUARY 2023 plus 4 months grace period

Apartment	Type of building	Floor	Bedroom Type	Covered Gross Area	Covered Net Area	* Gallery	Balcony (sqm)	Roof	Position	Price in GBP
1	Type A	G	1+1	68	58		8		L2	£79,900
2	Type A	G	1+1	68	58		13		L1	£84,900
3	Type A	G	Studio	42	36		8		C	£49,900
4	Type A	G	2+1	92	78		15		R1	£126,905
5	Type A	G	2+1	92	78		15		R2	£126,905
6	Type A	1	1+1 G	62	56	16	6	36	L3	£94,900
7	Type A	1	1+1 G	62	56	16	6	36	L2	£89,900
8	Type A	1	1+1 G	62	56	16	6	36	L1	£89,900
9	Type A	1	1+1 G	62	56	16	6	36	C	£89,900
10	Type A	1	1+1 G	62	56	16	6	36	R1	£89,900
11	Type A	1	2+1 G	88	78	20	12	58	R2	£139,595
12	Type A	1	2+1 G	88	78	20	6	58	R3	£139,595

FLOOR PLANS



GROUND FLOOR PLAN



GALLERY FLOOR PLAN



FIRST FLOOR PLAN



ROOF GARDEN FLOOR PLAN

TYPE B

STUDIO - 10 units
2+1G - 2 units

STUDIO: 42m² + 6/7/8/9m²
2+1: 88m² + 9m² / 13m²

*G - Gallery

STARTING FROM 59,900 GBP

OPAL - FEBRUARY 2023 plus 4 months grace period

Apartment	Type of building	Floor	Bedroom Type	Covered Gross Area	Covered Net Area	* Gallery	Balcony (sqm)	Roof	Position	Price in GBP
1	Type B	G	Studio	42	36		9		L3	£64,900
2	Type B	G	Studio	42	36		7		L2	£59,900
3	Type B	G	Studio	42	36		6		L1	£59,900
4	Type B	G	Studio	42	36		9		C	£59,900
5	Type B	G	Studio	42	36		8		R1	£59,900
6	Type B	G	2+1 G	88	78	20	13	58	R2	£146,942
7	Type B	G	2+1 G	88	78	20	9	58	R3	£146,942
8	Type B	1	Studio	42	36		6	36	L3	£69,900
9	Type B	1	Studio	42	36		6	36	L2	£64,900
10	Type B	1	Studio	42	36		6	36	L1	£64,900
11	Type B	1	Studio	42	36		6	36	C	£64,900
12	Type B	1	Studio	42	36		6	36	R1	£64,900

GARNET - JUNE 2022 plus 4 months grace period

Apartment	Type of building	Floor	Bedroom Type	Covered Gross Area	Covered Net Area	* Gallery	Balcony (sqm)	Roof	Position	Price in GBP
1	Type B	G	Studio	42	36		9		L3	£64,900
2	Type B	G	Studio	42	36		7		L2	£59,900
3	Type B	G	Studio	42	36		6		L1	£59,900
4	Type B	G	Studio	42	36		9		C	£59,900
5	Type B	G	Studio	42	36		8		R1	£59,900
6	Type B	G	2+1 G	88	78	20	13	58	R2	£146,942
7	Type B	G	2+1 G	88	78	20	9	58	R3	£146,942
8	Type B	1	Studio	42	36		6	36	L3	£69,900
9	Type B	1	Studio	42	36		6	36	L2	£64,900
10	Type B	1	Studio	42	36		6	36	L1	£64,900
11	Type B	1	Studio	42	36		6	36	C	£64,900

FLOOR PLANS



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ROOF GARDEN FLOOR PLAN

TYPE D

2+1B - 6 units 2+1B: 108m² + 10m²

2+1 - 3 units 2+1: 82m² + 23m²

*B - Basement

STARTING FROM 219.900 GBP

PEARL - OCTOBER 2022 plus 4 months grace period

Apartment	Type of building	Floor	Bedroom Type	Covered Gross Area	Covered Net Area	Balcony (sqm)	Roof	Position	Price in GBP
1	Type D	G	2+1B	108	100	10		L2	£249,500
2	Type D	G	2+1B	108	100	10		L1	£249,500
7	Type D	1	2+1	82	70	23	70	L	£230,900

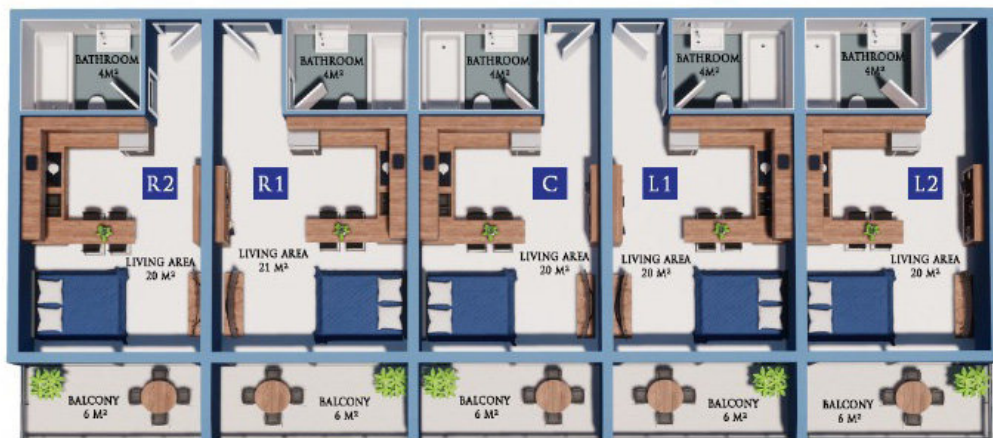
SAPPHIRE - AUGUST 2023 plus 4 months grace period

Apartment	Type of building	Floor	Bedroom Type	Covered Gross Area	Covered Net Area	Balcony (sqm)	Roof	Position	Price in GBP
1	Type D	G	2+1B	108	100	10		L2	£237,600
2	Type D	G	2+1B	108	100	10		L1	£237,600
3	Type D	G	2+1B	108	100	10		C2	£237,600
4	Type D	G	2+1B	108	100	10		C1	£237,600
5	Type D	G	2+1B	108	100	10		R1	£237,600
6	Type D	G	2+1B	108	100	10		R2	£237,600
7	Type D	1	2+1	82	70	23	70	L	£219,900
8	Type D	1	2+1	82	70	23	70	C	£219,900
9	Type D	1	2+1	82	70	23	70	R	£219,900

AQUAMARINE - AUGUST 2023 plus 4 months grace period

Apartment	Type of building	Floor	Bedroom Type	Covered Gross Area	Covered Net Area	Balcony (sqm)	Roof	Position	Price in GBP
1	Type D	G	2+1B	108	100	10		L2	£249,500
2	Type D	G	2+1B	108	100	10		L1	£249,500
3	Type D	G	2+1B	108	100	10		C2	£249,500
4	Type D	G	2+1B	108	100	10		C1	£249,500
5	Type D	G	2+1B	108	100	10		R1	£249,500
6	Type D	G	2+1B	108	100	10		R2	£249,500
7	Type D	1	2+1	82	70	23	70	L	£230,900
8	Type D	1	2+1	82	70	23	70	C	£230,900
9	Type D	1	2+1	82	70	23	70	R	£230,900

FLOOR PLANS



GROUND FLOOR PLAN



ROOF GARDEN PLAN



FIRST FLOOR PLAN

BLOCK JADE

Studio - 10 units

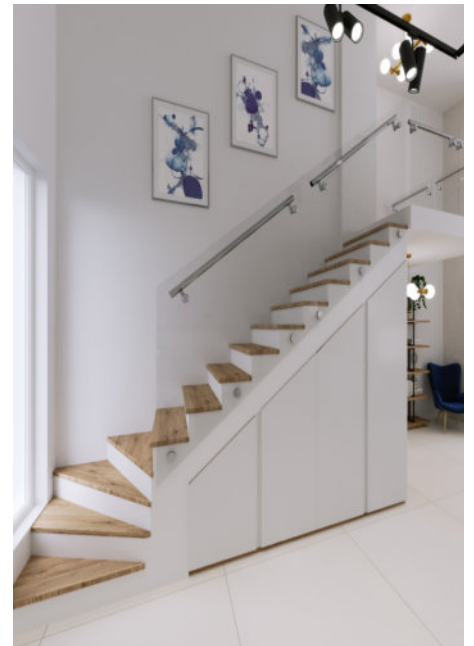
Studio: 33m² + 6m²

STARTING FROM 44,900 GBP

JADE - DECEMBER 2023 plus 4 months grace period

Apartment	Type of building	Floor	Bedroom Type	Covered Gross Area	Covered Net Area	Balcony (sqm)	Roof	Position	Price in GBP
1	BLOCK J	G	Studio	33	26	6		L2	sold
2	BLOCK J	G	Studio	33	26	6		L1	£44,900
3	BLOCK J	G	Studio	33	26	6		C	£44,900
4	BLOCK J	G	Studio	33	26	6		R1	£44,900
5	BLOCK J	G	Studio	33	26	6		R2	£44,900
6	BLOCK J	1	Studio	33	26	6	26	L2	£54,900
7	BLOCK J	1	Studio	33	26	6	26	L1	£54,900
8	BLOCK J	1	Studio	33	26	6	26	C	£54,900
9	BLOCK J	1	Studio	33	26	6	26	R1	£54,900
10	BLOCK J	1	Studio	33	26	6	26	R2	£54,900

INTERIORS



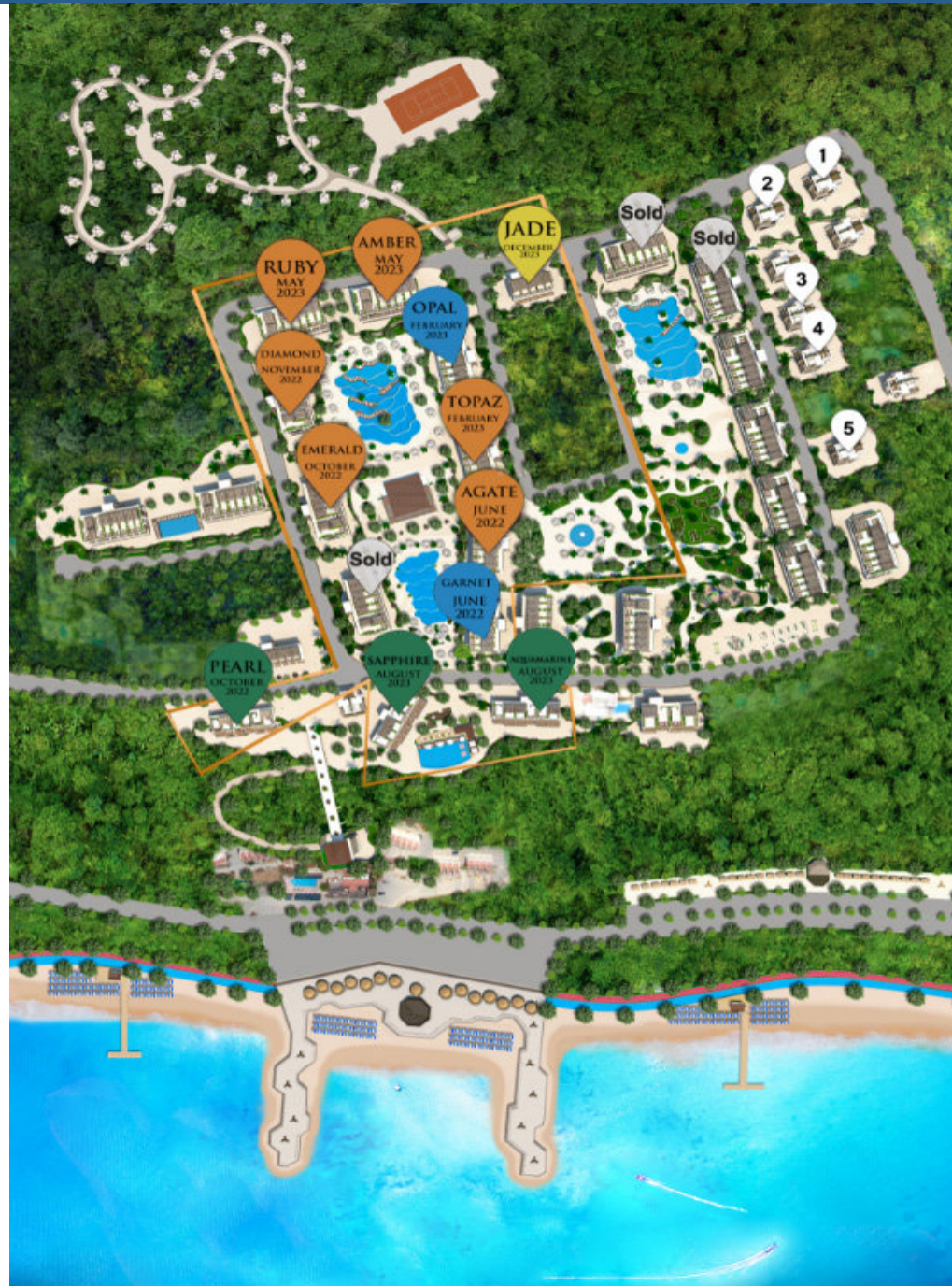
INTERIORS



ROOF GARDEN



VILLA LOCATION



Semi Detached Villas - JANUARY 2023 plus 4 months grace								
Villa	Type of building	Floor	Bedroom Type	Covered Gross Area	Covered Net Area	Balcony ground floor	Balcony 1 floor	Price
1-L	Semi Detached	G	3+1	120	112	11	15.2	£175,000
1-R	Semi Detached	G	3+1	120	112	11	15.2	reserved
2-L	Semi Detached	G	3+1	120	112	11	15.2	£175,000
2-R	Semi Detached	G	3+1	120	112	11	15.2	£175,000
3-L	Semi Detached	G	3+1	120	112	11	15.2	£175,000
3-R	Semi Detached	G	3+1	120	112	11	15.2	£175,000
4-L	Semi Detached	G	3+1	120	112	11	15.2	£175,000
4-R	Semi Detached	G	3+1	120	112	11	15.2	£175,000
5-L	Semi Detached	G	3+1	120	112	11	15.2	£175,000
5-R	Semi Detached	G	3+1	120	112	11	15.2	£175,000

VILLAS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SEMI-DETACHED VILLA:
3+1 (120+26.2M2)

175,000 GBP

VILLAS



ROOF GARDEN PLAN

ROOF GARDEN



WELL-EQUIPPED BEACH



MEMBERSHIP CARD



MAKE YOUR LIFE

Rewarding



VIP MEMBERSHIP

JOHN SMITH

TIBERIUS 01 0001

COMING SOON...

MEMBERSHIP CARD



CAESAR RESORT



CAESAR BLUE



CAESAR BEACH



CAESAR BAY



CAESAR CLIFF

MEMBERSHIP CARD



Caesar Projects is proud to present a VIP Membership Card, that allows our clients to have unique privileges and benefits in all our projects' facilities and services. We aim to connect all our clients by creating extraordinary experiences and build a lifetime of memories.

- ✓ Restaurants & Bars
- ✓ Fitness Centers
- ✓ Spa & Wellness
- ✓ Leisure & Sports Areas
- ✓ Aquaparks
- ✓ Swimming Pools
- ✓ Children Playgrounds
- ✓ Additional Services
- ✓ 10% discount at all Restaurants & Bars
- ✓ 10% discount on Water Sport Facilities
- ✓ 10% discount for Diving & Fishing Activities
- ✓ Complimentary access to all Swimming Pools
- ✓ Complimentary access to Sports Grounds & Children Playground





CAESAR CLIFF

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North Cyprus

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