



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 Lefkosa, 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)

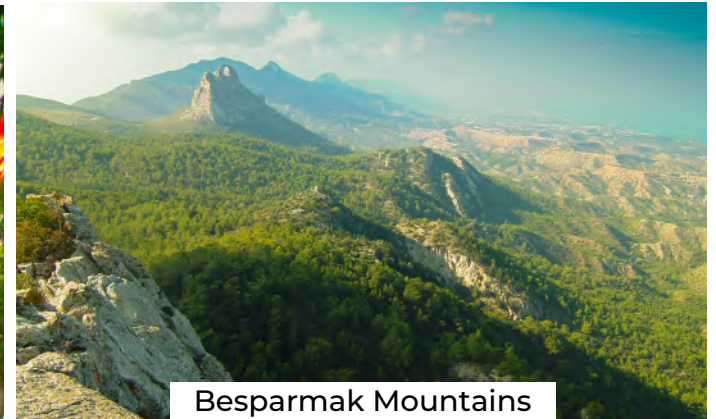


Stone Castle Restaurant

ESENTEPE FACILITIES & DESTINATIONS



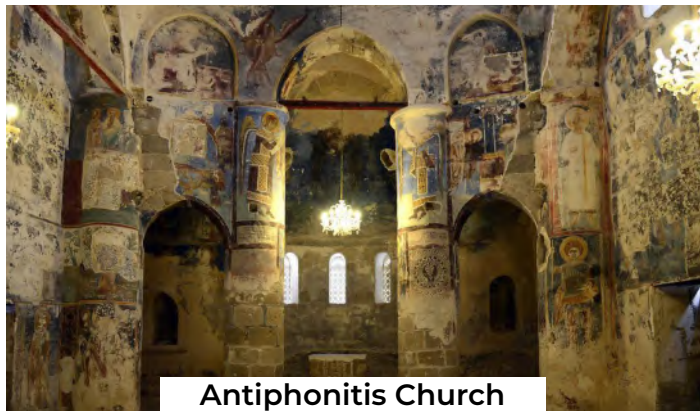
Roots Cafe & Bar



Besparmak Mountains



Tumba Restaurant



Antiphonitis Church



Korineum Golf Field



Sea Wise Restaurant

PROJECT'S AREA



3D RENDERS



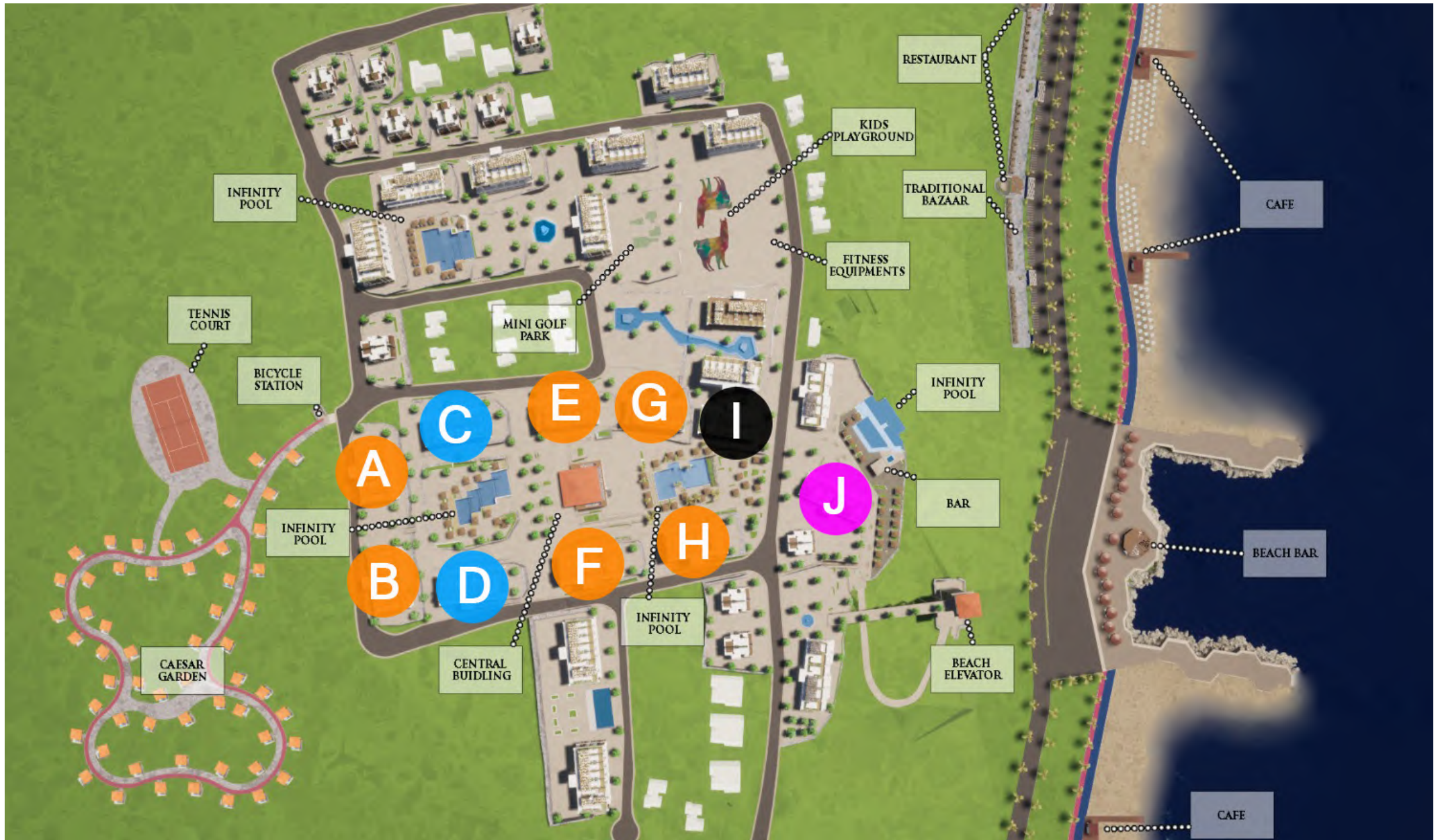
MUNICIPALITY PLANS



- ✓ Bicycle Path
- ✓ Sidewalk
- ✓ 3-4 Cafes
- ✓ Traditional Bazaar



FIRST STAGE OF CONSTRUCTION



FLOOR PLANS



TYPE G

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

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

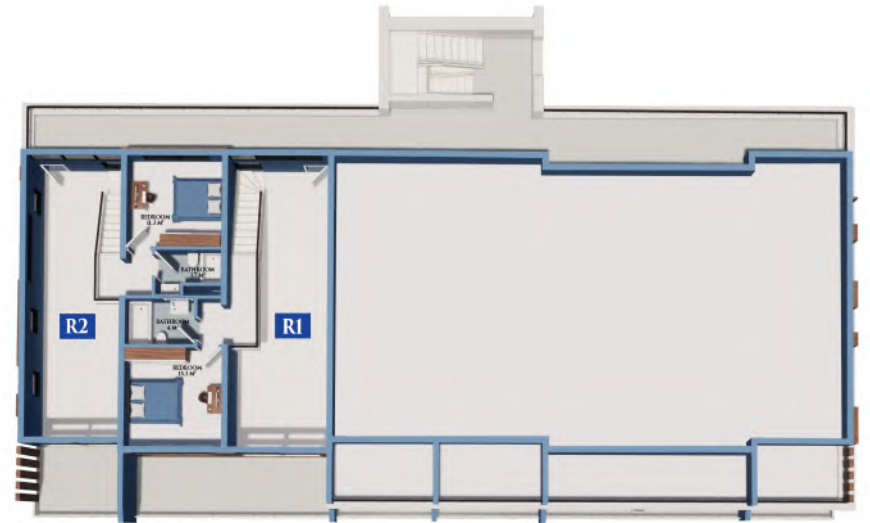
*G - Gallery

STARTING FROM 66,530 GBP

PRICES

Building A											
Apartment	Type of building	Floor	Bedrooms	Covered Gross Area *	Covered Net Area *	Gallery	Balcony (sqm)	Roof	Position	Price in GBP per sq. m	Apartment price
1	Type G	G	1+1	68	58		8		L2	£1,584.00	£107,712.00
2	Type G	G	1+1	68	58		13		L1	£1,584.00	£107,712.00
3	Type G	G	Studio	42	36		8		C	£1,584.00	£66,528.00
4	Type G	G	2+1	92	78		13		R1	£1,584.00	£145,728.00
5	Type G	G	2+1	92	78		15		R2	£1,584.00	£145,728.00
6	Type G	1	1+1 G	62	56	16	8	36	L3	£1,821.60	£142,084.80
7	Type G	1	1+1 G	62	56	16	8	36	L2	£1,821.60	£142,084.80
8	Type G	1	1+1 G	62	56	16	8	36	L1	£1,821.60	£142,084.80
9	Type G	1	1+1 G	62	56	16	8	36	C	£1,821.60	£142,084.80
10	Type G	1	1+1 G	62	56	16	8	36	R1	£1,821.60	£142,084.80
11	Type G	1	2+1 G	88	78	20	13	58	R2	£1,821.60	£196,732.80
12	Type G	1	2+1 G	88	78	20	8	58	R3	£1,821.60	£196,732.80
Building B											
Apartment	Type of building	Floor	Bedrooms	Covered Gross Area *	Covered Net Area *	Gallery	Balcony (sqm)	Roof	Position	Price in GBP per sq. m	Apartment price
1	Type G	G	1+1	68	58		8		L2	£1,584.00	£107,712.00
2	Type G	G	1+1	68	58		13		L1	£1,584.00	£107,712.00
3	Type G	G	Studio	42	36		8		C	£1,584.00	£66,528.00
4	Type G	G	2+1	92	78		13		R1	£1,584.00	£145,728.00
5	Type G	G	2+1	92	78		15		R2	£1,584.00	£145,728.00
6	Type G	1	1+1 G	62	56	16	8	36	L3	£1,821.60	£113,931.20
7	Type G	1	1+1 G	62	56	16	8	36	L2	£1,821.60	£113,931.20
8	Type G	1	1+1 G	62	56	16	8	36	L1	£1,821.60	£113,931.20
9	Type G	1	1+1 G	62	56	16	8	36	C	£1,821.60	£113,931.20
10	Type G	1	1+1 G	62	56	16	8	36	R1	£1,821.60	£113,931.20
11	Type G	1	2+1 G	88	78	20	13	58	R2	£1,821.60	£162,060.80
12	Type G	1	2+1 G	88	78	20	8	58	R3	£1,821.60	£162,060.80

FLOOR PLANS



TYPE C

STUDIO - 10 units
2+1G - 2 units

STUDIO: 42m² + 8m²
2+1: 88m² + 8m² / 13m²

*G - Gallery

STARTING FROM 60,990 GBP

PRICES

Building C

Apartment	Type of building	Floor	Bedrooms	Covered Gross Area *	Covered Net Area *	Gallery	Balcony (sqm)	Roof	Position	Price in GBP per sq. m	Apartment price
1	Type C	G	Studio	42	36		8		L3	£1,452.00	£60,984.00
2	Type C	G	Studio	42	36		8		L2	£1,452.00	£60,984.00
3	Type C	G	Studio	42	36		8		L1	£1,452.00	£60,984.00
4	Type C	G	Studio	42	36		8		C	£1,452.00	£60,984.00
5	Type C	G	Studio	42	36		8		R1	£1,452.00	£60,984.00
6	Type C	G	2+1 G	88	78	20	13	58	R2	£1,669.80	£146,942.40
7	Type C	G	2+1 G	88	78	20	8	58	R3	£1,669.80	£146,942.40
8	Type C	1	Studio	42	36		8	36	L3	£1,669.80	£70,131.60
9	Type C	1	Studio	42	36		8	36	L2	£1,669.80	£70,131.60
10	Type C	1	Studio	42	36		8	36	L1	£1,669.80	£70,131.60
11	Type C	1	Studio	42	36		8	36	C	£1,669.80	£70,131.60
12	Type C	1	Studio	42	36		8	36	R1	£1,669.80	£70,131.60

Building D

Apartment	Type of building	Floor	Bedrooms	Covered Gross Area *	Covered Net Area *	Gallery	Balcony (sqm)	Roof	Position	Price in GBP per sq. m	Apartment price
1	Type C	G	Studio	42	36		8		L3	£1,452.00	£60,984.00
2	Type C	G	Studio	42	36		8		L2	£1,452.00	£60,984.00
3	Type C	G	Studio	42	36		8		L1	£1,452.00	£60,984.00
4	Type C	G	Studio	42	36		8		C	£1,452.00	£60,984.00
5	Type C	G	Studio	42	36		8		R1	£1,452.00	£60,984.00
6	Type C	G	2+1 G	88	78	20	13	58	R2	£1,669.80	£146,942.40
7	Type C	G	2+1 G	88	78	20	8	58	R3	£1,669.80	£146,942.40
8	Type C	1	Studio	42	36		8	36	L3	£1,669.80	£70,131.60
9	Type C	1	Studio	42	36		8	36	L2	£1,669.80	£70,131.60
10	Type C	1	Studio	42	36		8	36	L1	£1,669.80	£70,131.60
11	Type C	1	Studio	42	36		8	36	C	£1,669.80	£70,131.60
12	Type C	1	Studio	42	36		8	36	R1	£1,669.80	£70,131.60

FLOOR PLANS



TYPE D

1+1G - 5 units

2+1G - 2 units

*G - Gallery

1+1G: 62m² + 8m²

2+1G: 88m² + 8m² / 13m²

STARTING FROM 103,530 GBP

PRICES

Building I

Apartment	Type of building	Floor	Bedrooms	Covered Gross Area *	Covered Net Area *	Gallery	Balcony (sqm)	Roof	Position	Price in GBP per sq. m	Apartment price
1	Type D	G	1+1 G	62	56	16	8	36	L3	£1,669.80	£103,527.60
2	Type D	G	1+1 G	62	56	16	8	36	L2	£1,669.80	£103,527.60
3	Type D	G	1+1 G	62	56	16	8	36	L1	£1,669.80	£103,527.60
4	Type D	G	1+1 G	62	56	16	8	36	C	£1,669.80	£103,527.60
5	Type D	G	1+1 G	62	56	16	8	36	R1	£1,669.80	£103,527.60
6	Type D	G	2+1 G	88	78	20	13	58	R2	£1,669.80	£146,942.40
7	Type D	G	2+1 G	88	78	20	8	58	R3	£1,669.80	£146,942.40

FLOOR PLANS



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ROOF GARDEN FLOOR PLAN

TYPE E

2+1B - 6 units

2+1B: 108m² + 10m²

2+1 - 3 units

2+1: 82m² + 28/35m²

*B - Basement

STARTING FROM 205 000 GBP

INTERIORS



INTERIORS



ROOF GARDEN



VILLA LOCATION



VILLAS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF GARDEN FLOOR PLAN

**SEMI-DETACHED VILLA:
3+1 (120+30M2)**

180,000 GBP



ROOF GARDEN



WELL-EQUIPPED BEACH



MEMBERSHIP CARD



MAKE YOUR LIFE

Rewarding



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

📍 Esentepe, Kyrenia
North Cyprus