



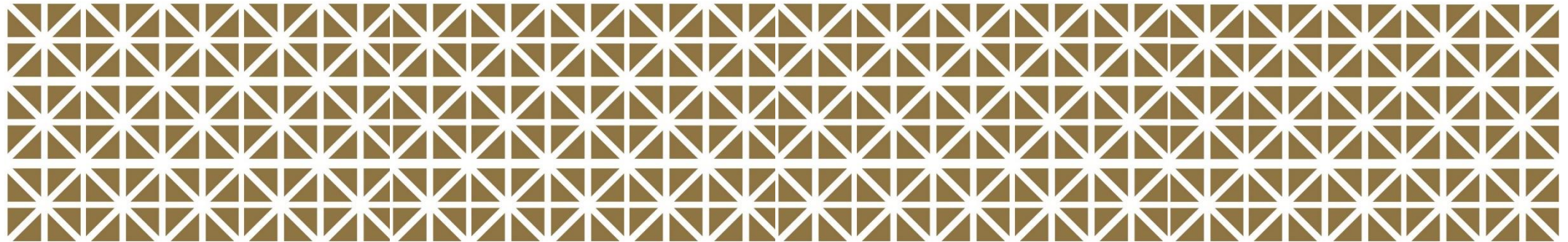
ISATIS

CONSTRUCTION GROUP

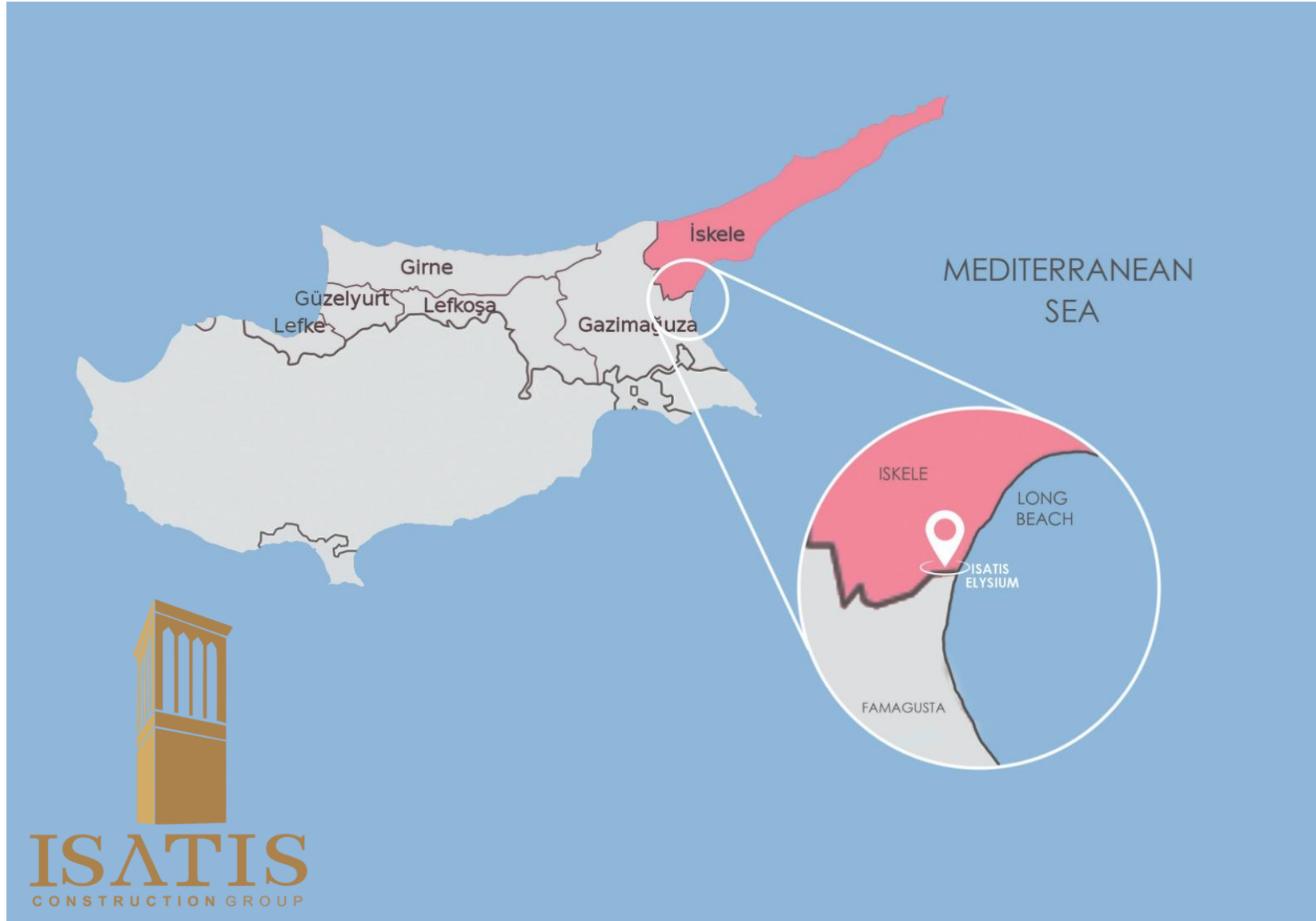


ELYSIUM

by ISATIS Construction Group



# LOCATION

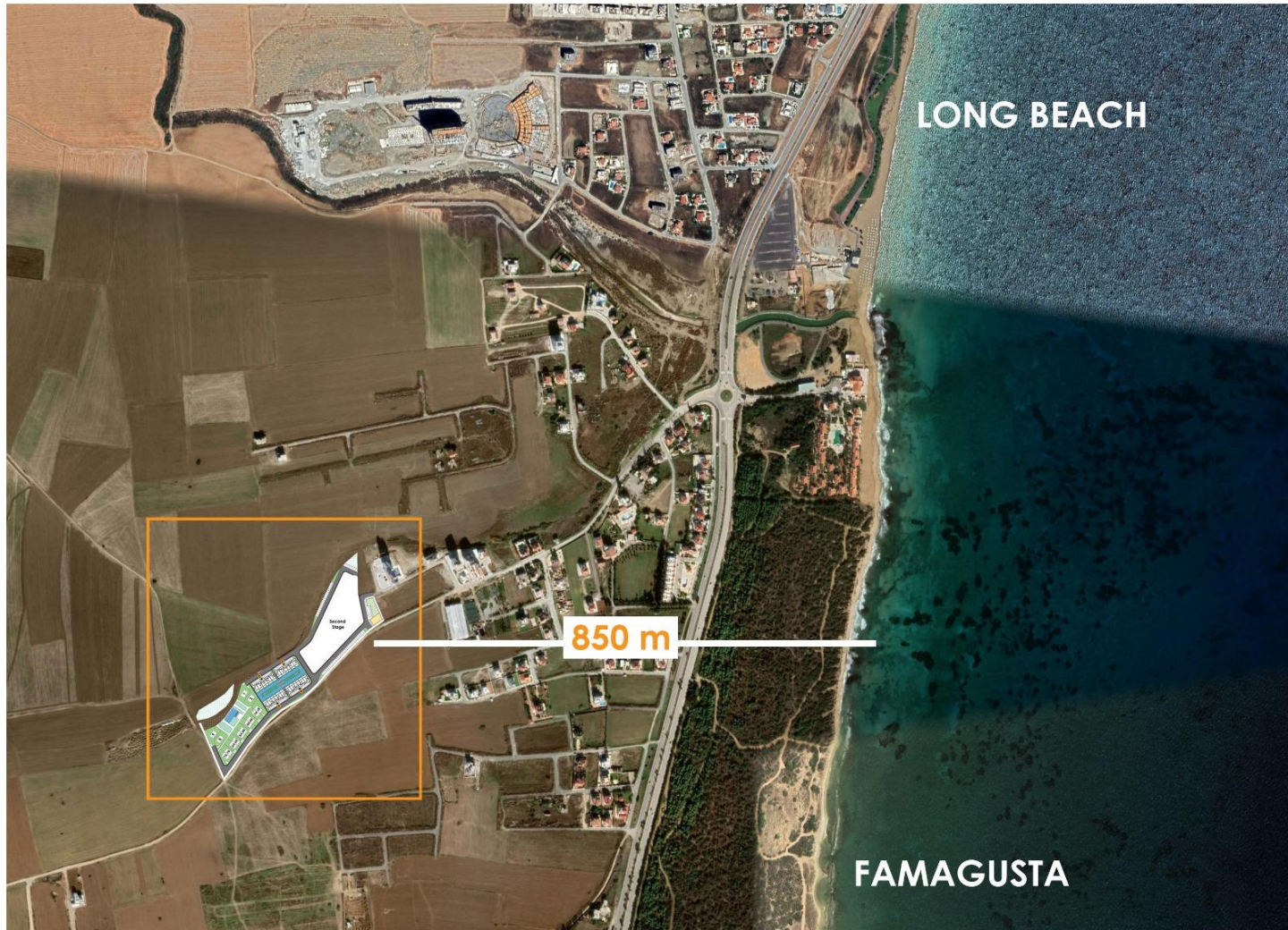


Just steps away from golden sands, balances tranquil with active, away from the bustle of the city and yet with easy access to its business and leisure hubs, makes North Cyprus your dream home.

- Larnaca Airport 79 km
- Nicosia 65 km
- Ayia Napa 45 km
- Ercan Airport 55 km
- Famagusta 10 km



# Why LONG BEACH ?



- Remarkable property investment region
- Popular holiday and short term rental area
- Seaside with golden sand beaches
- Modern infrastructure developed by municipality
- Numerous amenities
- Proximity to best education centers



# OVERVIEW

- Iskele Long beach, North Cyprus
- The entire project covers more than 33,000 m<sup>2</sup>
- ELYSIUM is a modern residential complex developed and designed by Isatis Construction which offers variety of villas and apartments.
- ELYSIUM is a master community that inspired by water, sports and fun for all ages, features clusters of thoughtfully-designed apartments, and villas surrounded by a whole new range of experiences, attractions, conveniences.
- Located 850 meters away from the breathtaking Long beach, which is a stunning place to live a peaceful life or just to enjoy a holiday.



FOR ILLUSTRATION PURPOSES ONLY



# ISATIS ELYSIUM FACILITIES



Restaurant  
& Bar



Coffee  
Shop



BBQ Areas



Pool Bar



Supermarket



Central  
Satellite



Central  
Generator



24hr Security



Sauna



Indoor &  
Outdoor  
Pools



Kids Aqua  
Park



Kids  
Playground



Gym



Waste  
Collection  
Service



Shuttle  
Service

# POOLVIEW / GARDENVIEW APARTMENTS

Complete with lush pool views and set in a vibrant community, the limited-edition apartments in ELYSIUM come with a outdoor island that gives you all the space you need.

ELYSIUM apartments comprises of studio, 1+1, 2+1, 1+1 duplex, 2+1 duplex, and 3+1 duplex units which transform your space into whatever your heart desires.







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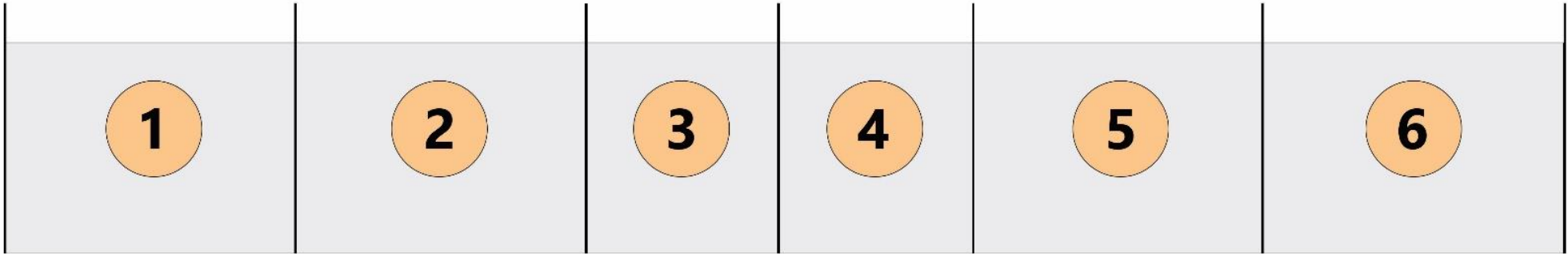
**ISATIS**  
CONSTRUCTION GROUP

# APARTMENTS

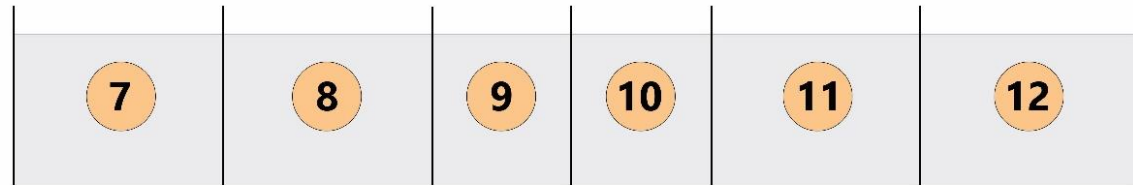
## Specifications:

- Spacious balcony with a beautiful view
- Central Heating Infrastructure
- Floor heating in WC
- A/C Infrastructure
- Interior doors
- Parking place
- Ventilation in all bathrooms
- Fully equipped bathrooms
- Equipped kitchen with stone countertops
- Fitted wardrobes in each bedroom
- Double-glazed windows
- Ceramic flooring and laminate flooring in the bedrooms
- Ability to order a design package





**POOLVIEW-GROUND FLOOR**



POOLVIEW APARTMENTS  
FIRST FLOOR PLAN

# APARTMENTS



GARDENVIEW APARTMENTS										
Key Handover: 01/11/2025										
Block	No.	Floor	Bedrooms	BATHROOM	LIVING AREA (m²)	BALCONY (m²)	TERRACE (m²)	TOTAL GROSS AREA (m²)	ROOF (m²)	PRICE (GBP)
A	1	Ground	2+1	2	88	24	-	125	-	196,000
	2	Ground	1+1	1	67	24	-	101	-	159,000
	3	Ground	Studio	1	45	16	-	68	-	107,000
	4	Ground	Studio	1	45	16	-	68	-	107,000
	5	Ground	1+1	1	67	24	-	101	-	159,000
	6	Ground	2+1	2	88	24	-	125	-	196,000
	7	First	3+1 Duplex	2	130	20	16	183	70	270,000
	8	First	2+1 Duplex	2	99	20	-	136	67	215,000
	9	First	1+1 Duplex	1	67	14	-	93	45	165,000
	10	First	1+1 Duplex	1	67	14	-	93	45	165,000
	11	First	2+1 Duplex	2	99	20	-	136	67	215,000
	12	First	3+1 Duplex	2	130	20	16	183	70	270,000
B	1	Ground	2+1	2	88	24	-	125	-	192,000
	2	Ground	1+1	1	67	24	-	101	-	156,000
	3	Ground	Studio	1	45	16	-	68	-	105,000
	4	Ground	Studio	1	45	16	-	68	-	105,000
	5	Ground	1+1	1	67	24	-	101	-	156,000
	6	Ground	2+1	2	88	24	-	125	-	192,000
	7	First	3+1 Duplex	2	130	20	16	183	70	264,000
	8	First	2+1 Duplex	2	99	20	-	136	67	211,000
	9	First	1+1 Duplex	1	67	14	-	93	45	162,000
	10	First	1+1 Duplex	1	67	14	-	93	45	162,000
	11	First	2+1 Duplex	2	99	20	-	136	67	211,000
	12	First	3+1 Duplex	2	130	20	16	183	70	264,000
C	1	Ground	2+1	2	88	24	-	125	-	192,000
	2	Ground	1+1	1	67	24	-	101	-	156,000
	3	Ground	Studio	1	45	16	-	68	-	105,000
	4	Ground	1+1	1	67	24	-	101	-	151,000
	5	Ground	2+1	2	88	24	-	125	-	186,000
	6	First	3+1 Duplex	2	130	20	16	183	70	264,000
	7	First	2+1 Duplex	2	99	20	-	136	67	211,000
	8	First	1+1 Duplex	1	67	14	-	93	45	162,000
	9	First	2+1 Duplex	2	99	20	-	136	67	205,000
	10	First	3+1 Duplex	2	130	20	16	183	70	256,000

GARDENVIEW APARTMENTS										
Key Handover: 01/11/2025										
Block	No.	Floor	Bedrooms	BATHROOM	LIVING AREA (m²)	BALCONY (m²)	TERRACE (m²)	TOTAL GROSS AREA (m²)	ROOF (m²)	PRICE (GBP)
D	1	Ground	2+1	2	88	24	-	125	-	204,000
	2	Ground	1+1	1	67	24	-	101	-	166,000
	3	Ground	Studio	1	45	16	-	68	-	112,000
	4	Ground	1+1	1	67	24	-	101	-	166,000
	5	Ground	Studio	1	45	16	-	68	-	112,000
	6	Ground	1+1	1	67	24	-	101	-	166,000
	7	Ground	2+1	2	88	24	-	125	-	204,000
	8	First	3+1 Duplex	2	130	20	16	183	70	280,000
	9	First	2+1 Duplex	2	99	20	-	136	67	224,000
	10	First	1+1 Duplex	1	67	14	-	93	45	172,000
	11	First	2+1 Duplex	2	99	20	-	136	67	224,000
	12	First	1+1 Duplex	1	67	14	-	93	45	172,000
	13	First	2+1 Duplex	2	99	20	-	136	67	224,000
	14	First	3+1 Duplex	2	130	20	16	183	70	280,000
E	1	Ground	2+1	2	88	24	-	125	-	200,000
	2	Ground	1+1	1	67	24	-	101	-	162,000
	3	Ground	Studio	1	45	16	-	68	-	110,000
	4	Ground	1+1	1	67	24	-	101	-	166,000
	5	Ground	Studio	1	45	16	-	68	-	112,000
	6	Ground	1+1	1	67	24	-	101	-	166,000
	7	Ground	2+1	2	88	24	-	125	-	204,000
	8	First	3+1 Duplex	2	130	20	16	183	70	275,000
	9	First	2+1 Duplex	2	99	20	-	136	67	220,000
	10	First	1+1 Duplex	1	67	14	-	93	45	169,000
	11	First	2+1 Duplex	2	99	20	-	136	67	224,000
	12	First	1+1 Duplex	1	67	14	-	93	45	172,000
	13	First	2+1 Duplex	2	99	20	-	136	67	224,000
	14	First	3+1 Duplex	2	130	20	16	183	70	280,000

APARTMENTS  
SQUARE METERS



# ELYSIUM VILLAS

ELYSIUM Villas are exclusive detached & semi-detached villas with three bedrooms, three bathrooms with the possibility to have a private pool, located in a dedicated area of the ELYSIUM residential complex.

The area of the villas is 220 m<sup>2</sup>, the land area is up to 438 m<sup>2</sup>, depending on the plot.





# ELYSIUM VILLAS





ISATIS  
CONSTRUCTION GROUP





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CONSTRUCTION GROUP



- Spacious balconies
- Garden
- Central Heating Infrastructure
- Floor heating in WC
- A/C Infrastructure
- Ventilation in all bathrooms
- Fully equipped bathrooms
- Equipped kitchen with granite countertops (without appliances)
- Fitted wardrobes in each bedroom
- Laundry room
- Modern fireplace with a closing firebox

- Solar panels (for water heating)
- Double-glazed windows
- Interior doors
- Ceramic flooring and laminate flooring in the bedrooms
- BBQ place
- Parking place
- Ability to build private swimming pool





Detached Villa  
Ground Floor Plan

For illustration purposes only



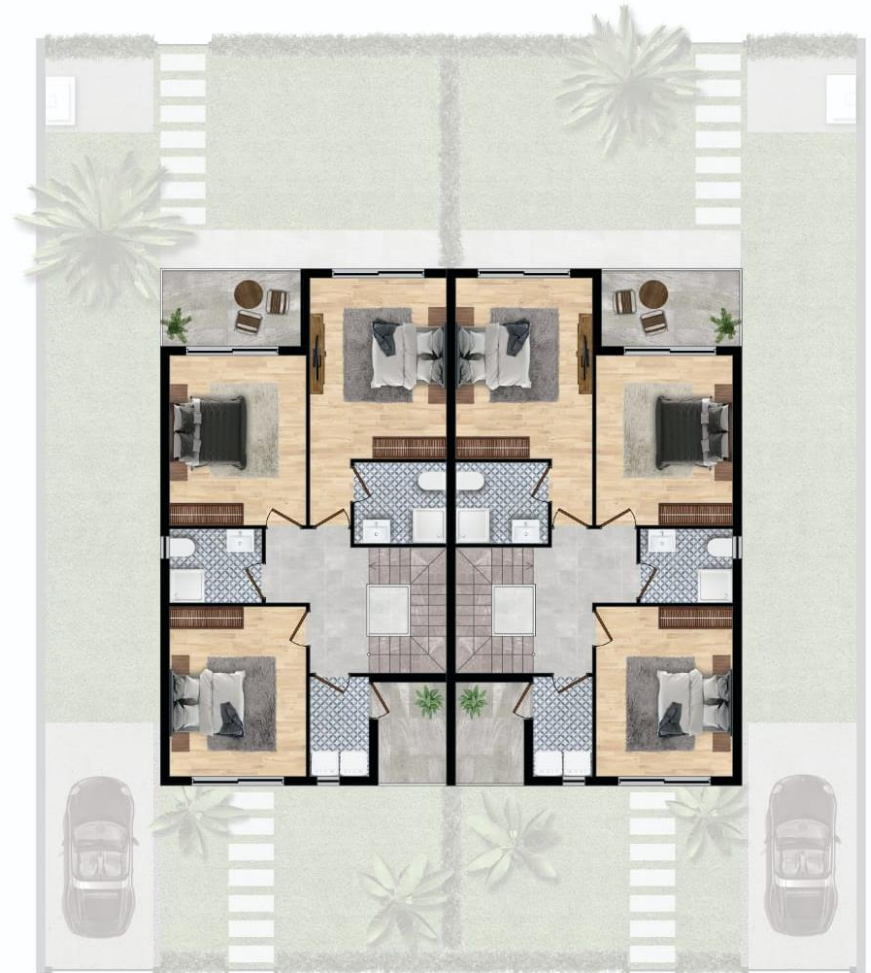
Detached Villa  
First Floor Plan

For illustration purposes only



Semi-detached Villa  
Ground Floor Plan

For illustration purposes only



Semi-detached Villa  
First Floor Plan

For illustration purposes only

# ELYSIUM VILLAS

Key Handover 01/11/2025

No.	Bedrooms	BATHROOM	TOTAL GROSS AREA (m²)	LIVING AREA (m²)	PLOT (m²)	BALCONY (m²)	TERRACE (m²)	ROOF (m²)
<b>1</b>	3	3	220	185	412	23	14	88
<b>2</b>	3	3	220	185	413	23	14	88
<b>3A</b>	3	3	220	185	310	23	14	88
<b>3B</b>	3	3	220	185	410	23	14	88
<b>4A</b>	3	3	220	185	295	23	14	88
<b>4B</b>	3	3	220	185	305	23	14	88
<b>5A</b>	3	3	220	185	275	23	14	88
<b>5B</b>	3	3	220	185	285	23	14	88
<b>6A</b>	3	3	220	185	275	23	14	88
<b>6B</b>	3	3	220	185	275	23	14	88
<b>7A</b>	3	3	220	185	320	23	14	88
<b>7B</b>	3	3	220	185	275	23	14	88
<b>8</b>	3	3	220	185	405	23	14	88



VILLAS  
SQUARE METERS

# PAYMENT PLAN

<b>Down Payment</b>	<b>3000 GBP: Studio, 1+1, 1+1 Duplex</b> <b>4000 GBP: 2+1, 2+1 Duplex</b> <b>5000 GBP: 3+1 Duplex</b> <b>7,000 GBP: Villa</b>
<b>40 %</b>	<b>In One month After Signing the Reservation Form</b>
<b>60%</b>	<b>Remaining Until six months after key handover (01/05/2026)</b>
<b>5% VAT</b>	<b>On key handover (01/11/2025)</b>
<b>2000 GBP Utility Connection</b>	<b>On key handover (01/11/2025)</b>



# FULLY FURNISHED DESIGN PACKAGE

<b>Studio</b>	<b>12,000 GBP</b>
<b>1+1, 1+1 Duplex</b>	<b>14,000 GBP</b>
<b>2+1, 2+1 Duplex</b>	<b>16,000 GBP</b>
<b>3+1 Duplex</b>	<b>20,000 GBP</b>
<b>3+1 Villa</b>	<b>26,000 GBP</b>

