



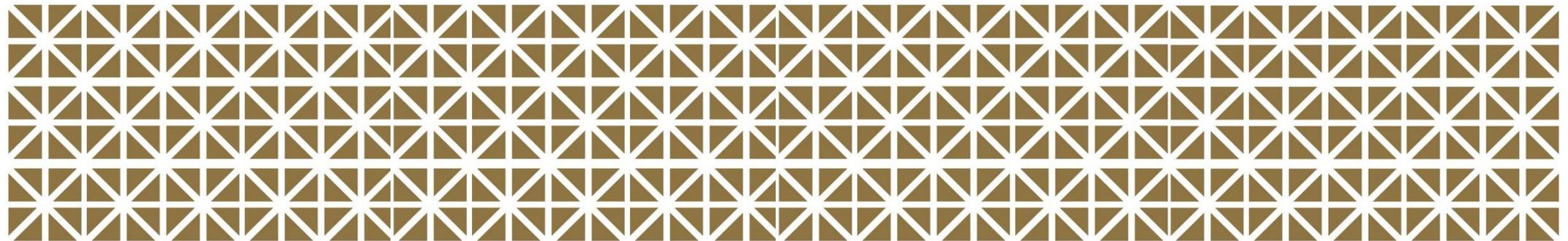
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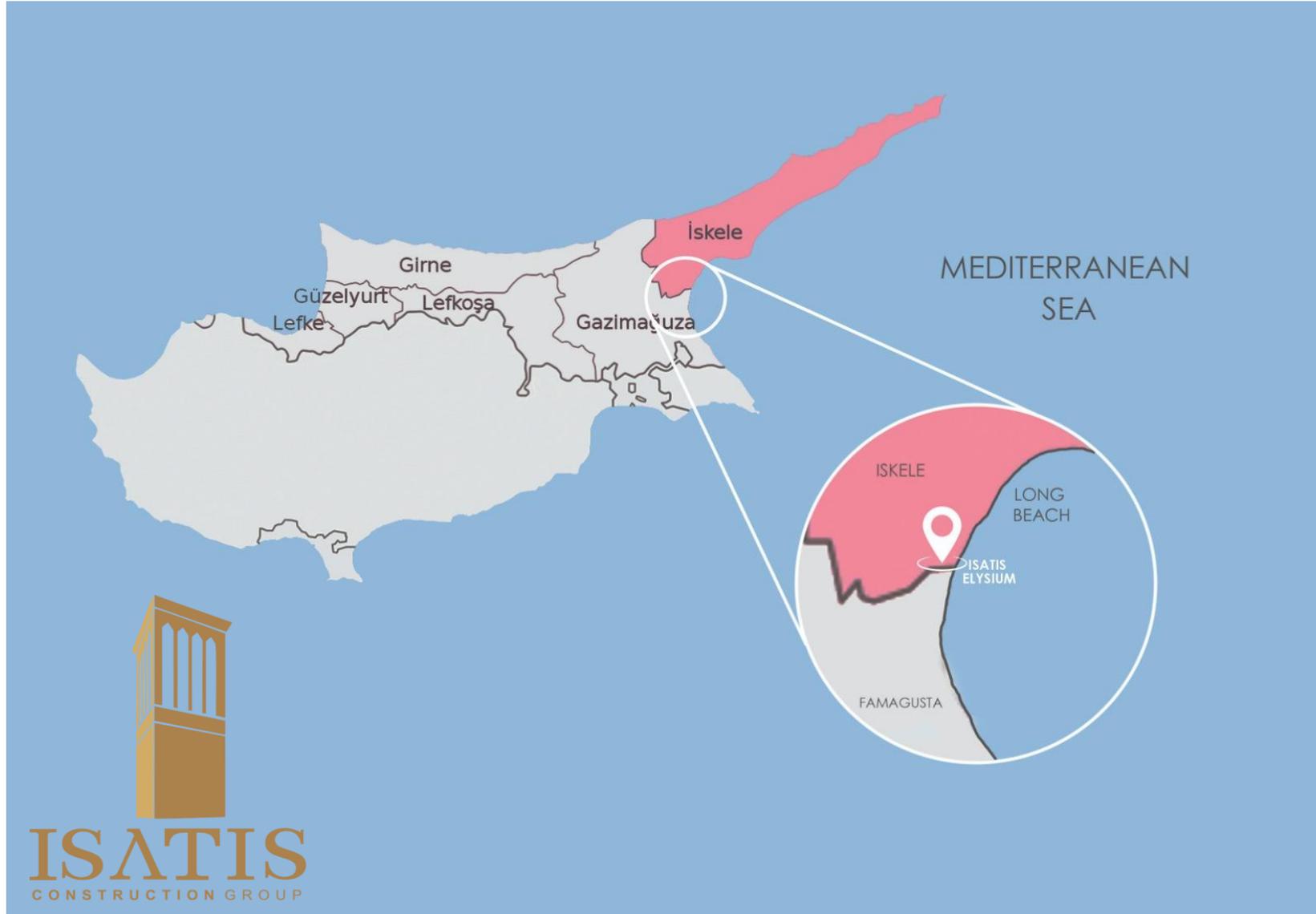


ELYSIUM

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 m²
- 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

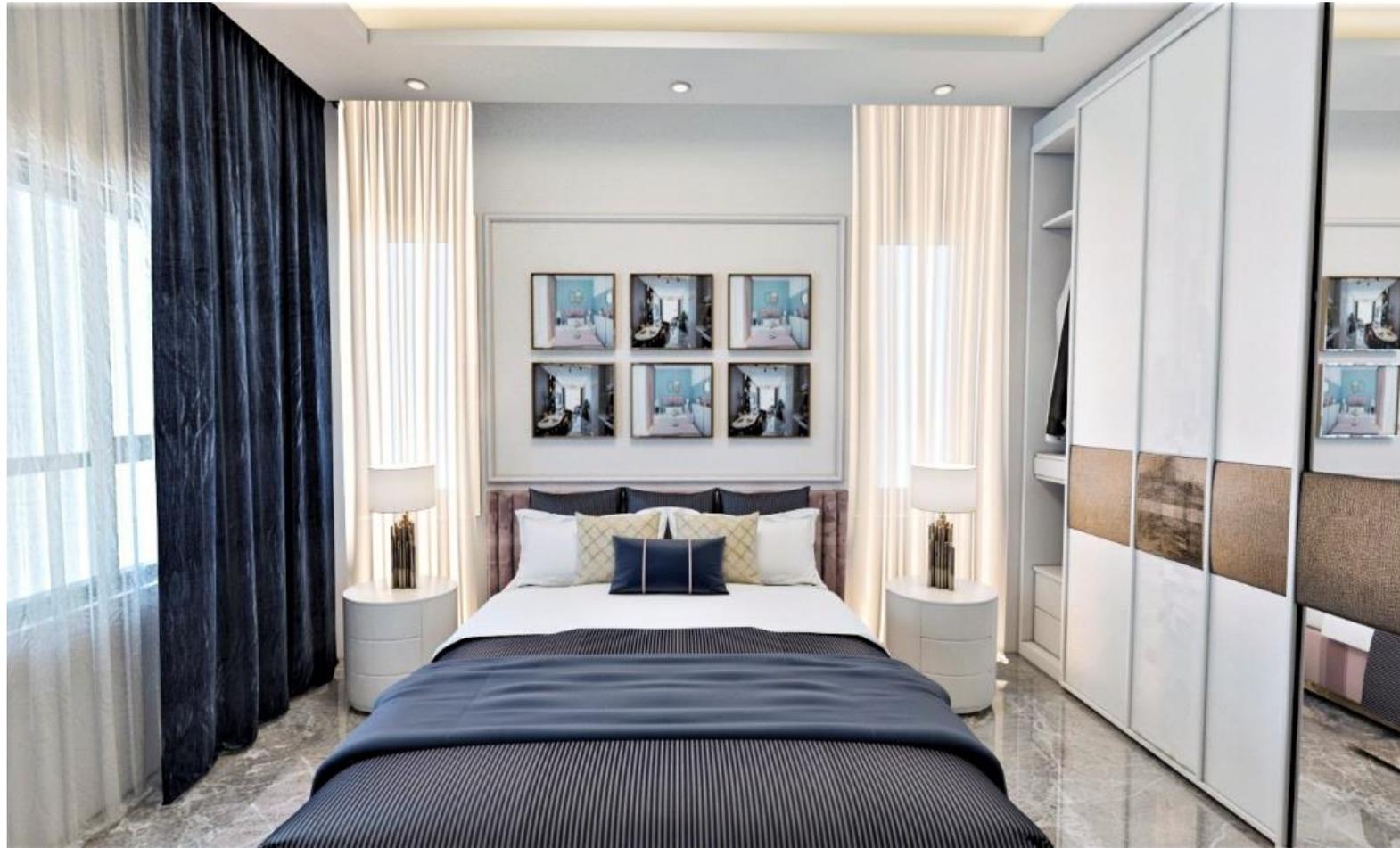


Shuttle
Service

POOLVIEW / GARDENVIEW APARTMENTS

Complete with lush pool views and set in a vibrant community, the limited-edition apartments in ELYSIUM come with an 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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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

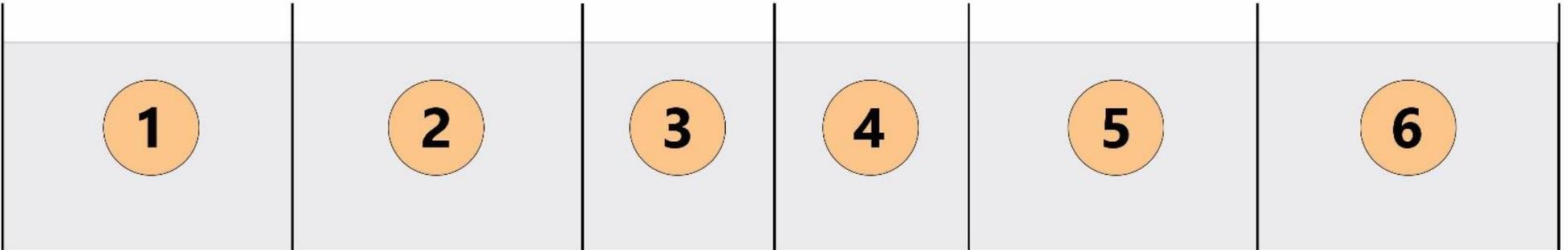




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ELYSIUM
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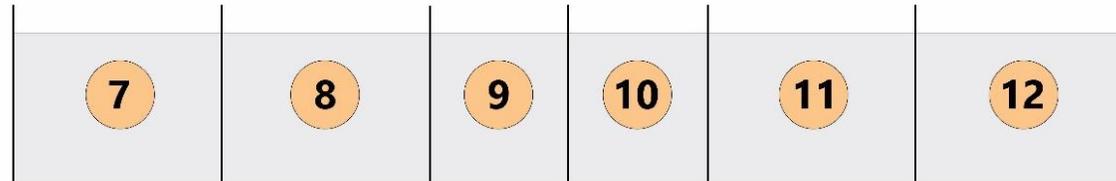
POOLVIEW-GROUND FLOOR



MEZANNINE FLOOR



FIRST FLOOR



POOLVIEW APARTMENTS
FIRST FLOOR PLAN

APARTMENTS




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GARDENVIEW APARTMENTS

Key Handover: 01/11/2025

Block	No.	Floor	Bedrooms	BATHROOM	LIVING AREA (m ²)	BALCONY (m ²)	TERRACE (m ²)	TOTAL GROSS AREA (m ²)	ROOF (m ²)	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 (m ²)	BALCONY (m ²)	TERRACE (m ²)	TOTAL GROSS AREA (m ²)	ROOF (m ²)	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 m², the land area is up to 438 m², depending on the plot.



ELYSIUM VILLAS





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- 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 LIVING AREA (m ²)	PLOT (m ²)	BALCONY (m ²)	TERRACE (m ²)	ROOF (m ²)
1	3	3	220	412	23	14	88
2	3	3	220	413	23	14	88
3A	3	3	220	310	23	14	88
3B	3	3	220	410	23	14	88
4A	3	3	220	295	23	14	88
4B	3	3	220	305	23	14	88
5A	3	3	220	275	23	14	88
5B	3	3	220	285	23	14	88
6A	3	3	220	275	23	14	88
6B	3	3	220	275	23	14	88
7A	3	3	220	320	23	14	88
7B	3	3	220	275	23	14	88
8	3	3	220	405	23	14	88



VILLAS
 SQUARE METERS

PAYMENT PLAN

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



FULLY FURNISHED DESIGN PACKAGE

Studio	12,000 GBP
1+1, 1+1 Duplex	14,000 GBP
2+1, 2+1 Duplex	16,000 GBP
3+1 Duplex	20,000 GBP
3+1 Villa	26,000 GBP

