



SURKON ESTATE

# The Nest

Penthouses and apartments in an exclusive boutique project

Residential Complexes in Northern Cyprus

November 5, 2024





Esentepe is a unique area on the north-eastern coast of Cyprus near the Besparmak mountain range, surrounded by magnificent mountains, crystal clear sea and the Ala-Tekke coastal reserve.

Esentepe is famous for its turtle beaches where the rare *Caretta caretta* species lays eggs, the Korineum Golf Club with its 18-hole championship course, pine groves and apricot orchards. Many nationalities live here, but Esentepe is most often preferred by Europeans.







The Nest project is located 500 meters from the sea



Completion date: July 2027

Elite  
region

Rising  
cost



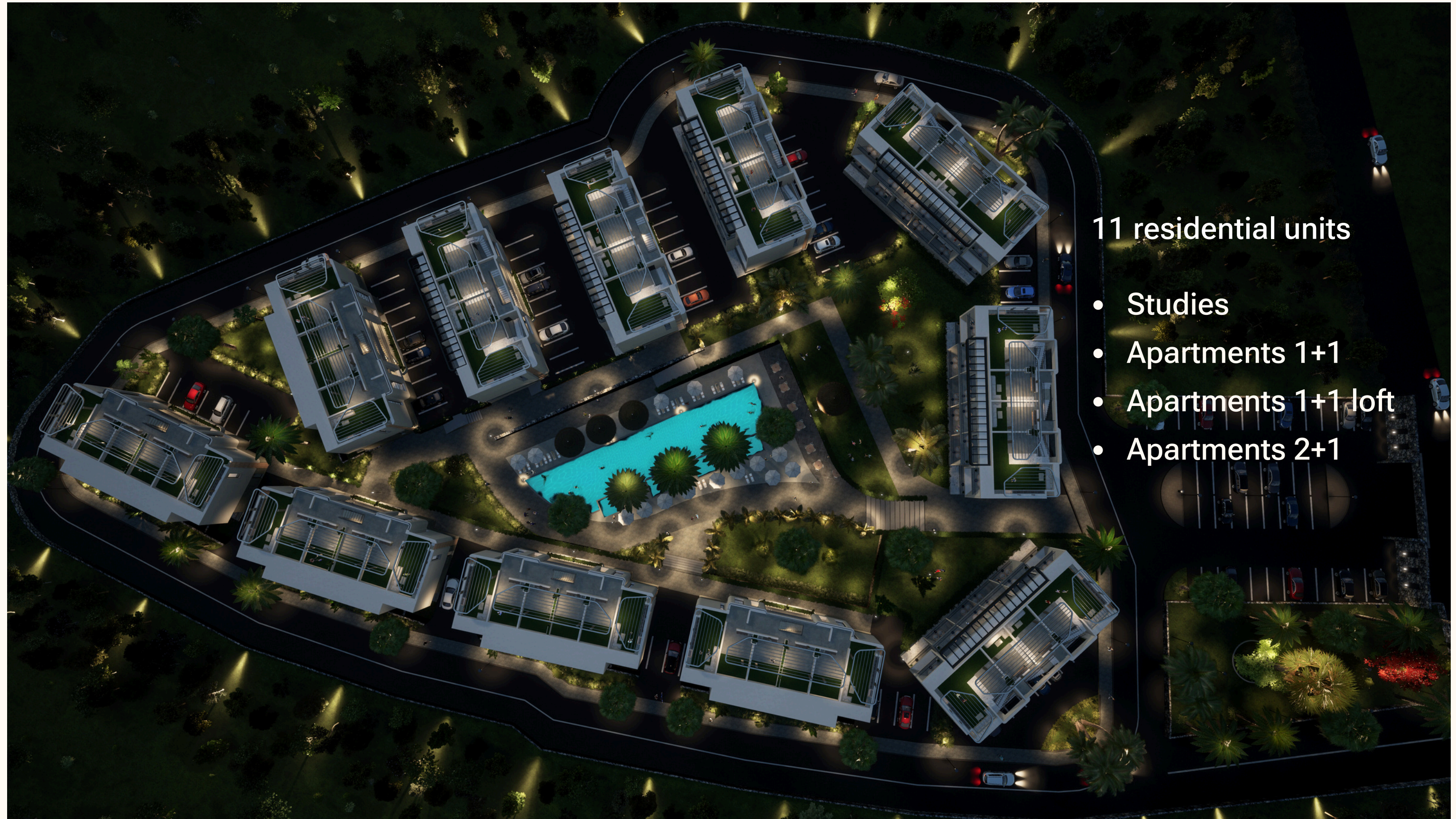


# Infrastructure

- Outdoor swimming pool
- Indoor swimming pool
- Turkish bath
- Sauna
- Gym
- Playground.
- Mini basketball court
- At least THE NEST
- Green area







11 residential units

- Studies
- Apartments 1+1
- Apartments 1+1 loft
- Apartments 2+1





The Nest is a thoughtful project with ideal conditions for comfortable living in your own “corner of paradise”.

A balance of developed infrastructure and integration with natural beauty.

Nearby is the famous Northern Cyprus Golf Club with a classic 18-hole course in the Korineum Golf & Resort complex with an area of 65 hectares with two lakes and magnificent views.



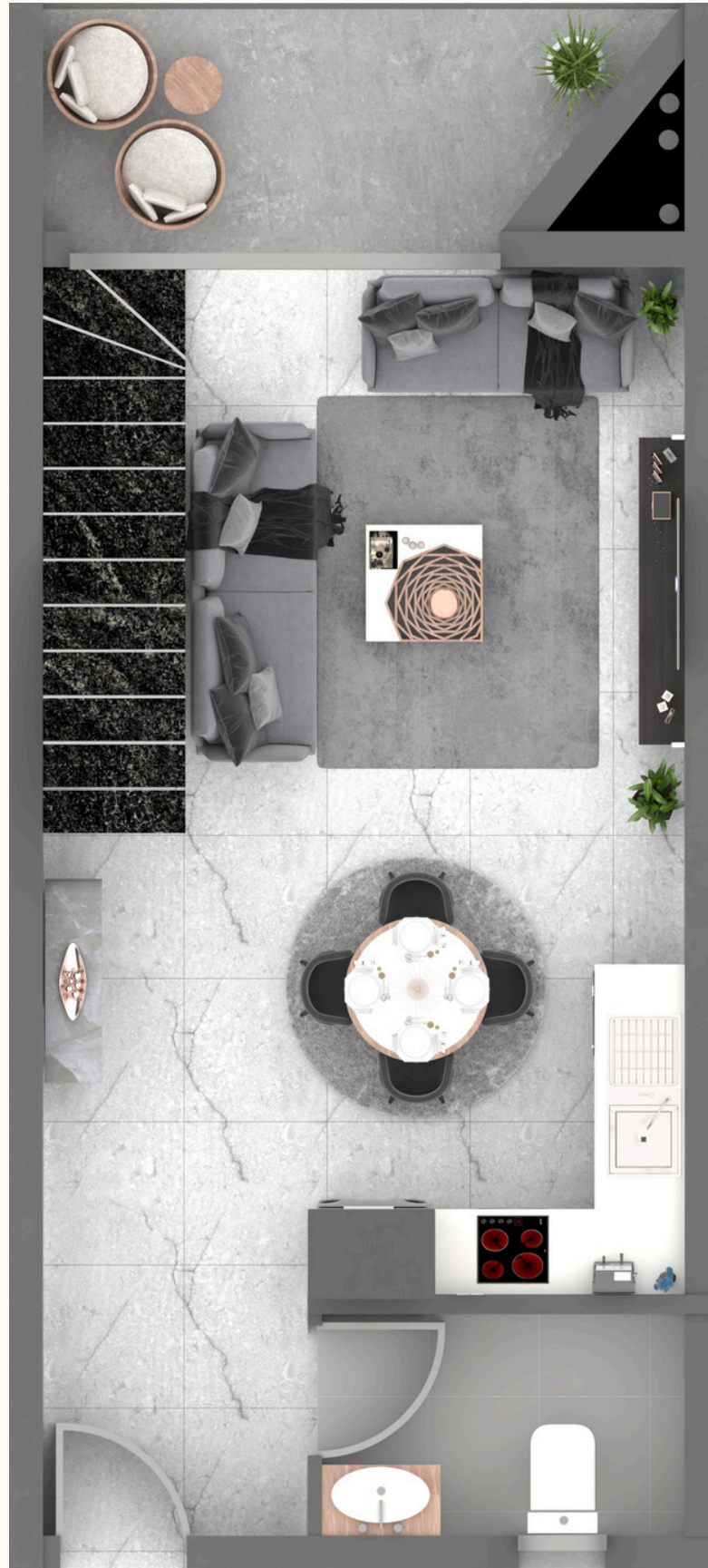


# Studio apartment, 49 m<sup>2</sup> + roof terrace, 37 m<sup>2</sup>





# Apartment 1+1 loft, from 71 m<sup>2</sup>





# Apartment 2+1, 93 m<sup>2</sup>







## The Nest, prices:

Object type	Area, m <sup>2</sup>	Price from, £
Studio apartment	45/37	120 000
Apartment 1+1	from 63	130 000
Apartment 1+1 loft	from 71	165 000
Apartment 2+1	93	180 000

\* Prices are valid as of the date of this document and may be changed by the developer. Check the price of the property you are interested in with your agent.





## Payment plan:

- 5% - reservation deposit
- 35% - down payment
- 60% - interest-free installments until July 2031

### Payment methods:

- Bank payments for invoices and sales contracts
- Bank cards • Cryptocurrency • Cash

## Example of a transaction

**Apartment 1+1 loft, 71 m<sup>2</sup>  
198 000 €**

1. Reservation deposit: €9,900
2. Down payment 35%: €69,300
3. 60% installment for 7 years: €1,485 per month

**Ask your Surkon Estate agent about the special promotion for The Nest buyers!**





We invite you to a familiarization tour to Northern Cyprus!







# Welcome to Cyprus!

Property operator

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