

PWB LUXURY

CAESAR PROJECTS, NORTH CYPRUS



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INTRODUCTION



Introducing PWB's Exclusive Cyprus Collection in Partnership with Caesar Projects: Affordable Luxury Homes with Flexible Payment Plans

We are delighted to present PWB's latest offering – an exclusive collection of affordable yet luxurious properties in Cyprus, in collaboration with Caesar Projects. Our partnership brings together expertise and innovation to create residences that redefine living.

This carefully curated brochure serves as your gateway to the unique features and exquisite design of the resorts. Step into a world where affordability seamlessly intertwines with opulence, accompanied by flexible payment plans designed to suit your preferences.

The diverse range of options ensures that your ideal home is just a choice away. Within these pages, explore the possibilities and envision the lifestyle that awaits you. For further details or to embark on a personalised property journey, feel free to reach out to us.

PWB Investments x Caesar Projects



LOCAL AREA



Discover the allure of Northern Cyprus, a haven where miles of golden sands meet secluded coves and sheltered bays, all gently caressed by crystal clear waters. Immerse yourself in the warmth of local hospitality as you explore fascinating historical sights and rich cultural experiences. North Cyprus beckons as your perfect second home location, offering an idyllic blend of natural beauty and welcoming community.

The climate of North Cyprus is a year-round embrace of perfection, boasting typical Mediterranean weather. Bask in sun-kissed summers and enjoy mild winters, creating an ideal environment for a lifestyle that seamlessly balances relaxation and adventure. Embrace the enchanting rhythm of life in Northern Cyprus, where the harmonious blend of stunning landscapes, historical richness, and perfect weather converges to create your ideal lifestyle.

AMENITIES

Caesar Resort combines wellness, leisure, and convenience all in one place. Enjoy indoor/outdoor pools, spa, gym, tennis, basketball, mini golf, and more. Families benefit from a kids club and educational centre, while dining options include restaurants, cafés, beach bars, and a health food spot. With 24/7 gated security, supermarkets, pharmacy, car rental, and beauty salons, everything you need is right at your doorstep.



WHY INVEST IN NORTH CYPRUS



ROBUST APPRECIATION RATES

Witness an impressive approximate 10-15% annual increase in house prices



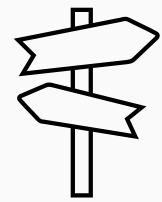
LUCRATIVE RENTAL YIELDS

Engage with a management agency that can deliver approximately 6% rental yields annually. 8% depending on package acquired.



FLEXIBLE FINANCING TERMS

Enjoy interest-free monthly repayments when settling the purchase of your property.



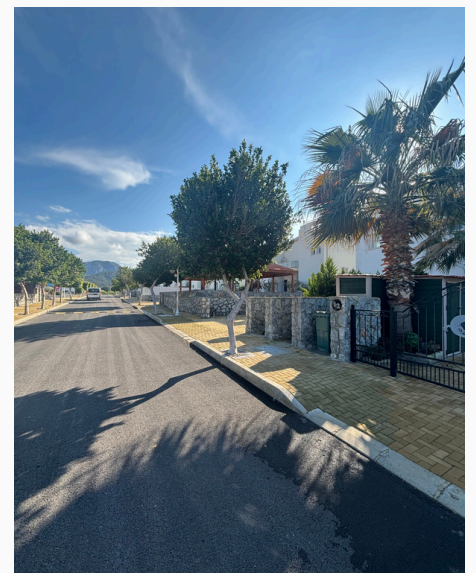
VERSATILE EXIT STRATEGIES

Consider various exit plans, whether it's flipping the property for profit, renting it out for consistent income, or making it your own home. Your investment journey is fortified with options.



GOLDEN LIFESTYLE

Enjoy 320+ days of sunshine in a safe, welcoming setting. Life is relaxed yet vibrant, with golden beaches, scenic mountains, and a peaceful atmosphere. Caesar resort offers 24/7 security, sports facilities, restaurants, and cafés — all within reach.



OUR PROJECTS

Explore nine unique developments designed for luxury, comfort, and lifestyle investment with Caesar Resort in North Cyprus!



CAESAR BLUE

A stylish development 300m from the beach, with modern residences and Aqua Club facilities — ideal for relaxed Mediterranean living.



CAESAR BLUE VILLAS

Luxury villas set between mountains and sea, perfect for a tranquil lifestyle or active holidays with options like Pilates and watersports.



CAESAR BREEZE

Spanning 133,800m², this coastal project offers villas and apartments, surrounded by pine forests and sea breeze for year-round comfort.



SEAVIEW PENTHOUSE APARTMENT AT CAESAR BLUE

OUR PROJECTS



CAESAR RESORT

Modern apartments just 600m from the beach, surrounded by landscaped gardens. One of the fastest-growing resort communities in the region.



CAESAR BAY

Stunning sea and mountain views with villas, semi-detached homes, and apartments. Designed to blend with the natural beauty of the landscape.



CAESAR CLIFF

Boutique-style community with semi-detached villas and apartments on 85,000m² of scenic land. Only 100m from the beach.



CAESAR BLUE LINE VILLAS

Exclusive beachfront luxury villas with Aqua Club access, offering all-inclusive seaside living.



CAESAR PALM JUMEIRAH

Where Dubai-inspired design meets Cyprus coastal charm. Features a palm-shaped pool, private resident-only pools, and high-end architecture just 300m from the sea.



CAESAR BEACH

A vibrant seafront complex offering villas and apartments, with direct beach access and watersports — ideal for both living and vacation.

PRICING OVERVIEW

Embarking on an exploration of pricing at Caesar Resorts, let's commence with an overview of the diverse range of property prices and additional fees available:

PROPERTY PRICES

A wide selection of properties to suit various lifestyles and budgets:

- Caesar Resort: £90,000 – £871,000
- Caesar Cliff: £115,000 – £500,000
- Caesar Breeze: £115,000 – £280,000
- Caesar Blue: £140,000 – £530,000
- Blue Line Villas: £372,625
- Blue Villas: £305,000 – £370,000
- Palm Jumeirah: £110,000 – £365,000
- Note: Caesar Bay & Caesar Beach – **SOLD OUT**

ANNUAL MAINTENANCE FEES

(Advanced payment starting from handover)

- Range: £720 – £1,500
- Covers: Communal area upkeep, landscaping, pool & facility maintenance, 24/7 security, and general property services.
- Varies based on property type and size.

FULLY FURNISHED DESIGN PACKAGES

(Optional – Turnkey Ready Homes)

- Range: £9,000 – £25,000
- Packages include: Custom-designed interiors, furniture, white goods, kitchenware, lighting, curtains, and décor.
- Tailored styles available to match modern, coastal, or luxury aesthetics.
- Ideal for hassle-free move-in or rental readiness.

ADDITIONAL FINANCIAL CONSIDERATIONS

- VAT (Value Added Tax): 5%* due within 1 year of key handover
- Utility Connection: £1,500 – £3,000 (water, electricity, internet setup)
- Stamp Duty: 0.5%* payable after signing the sales agreement
- Legal Assistance: £1,500* for optional legal aid post-agreement signing
- Title Deed Transfer:
 - Foreign Buyers: 12%* (6% pre-registration, 6% post-completion)
 - TR & TRNC Citizens: 6%* (post-completion only)

ONGOING MISCELLANEOUS COSTS

- Electricity (KibTek): £20–30/month
- Council Tax: £8–10/year
- Garbage Collection: £8–10/year
- Utilities: Pay-as-you-go for water, electricity & internet
- All payable after handover

PAYMENT PLAN

Caesar Projects offers three smart payment plan options tailored to different investment goals — whether you're looking for long-term flexibility, upfront savings, or passive rental income.

OPTION A – LONG-TERM FLEXIBILITY

- ✓ **30% Down Payment**
 - ✓ **70% over 7 years (84 monthly instalments)**
- Perfect for comfortable ownership with **steady capital growth potential**.

OPTION B – UPFRONT SAVINGS

- ✓ **40% Down Payment**
 - ✓ **24% Discount applied**
 - ✓ **Remaining 36% paid over 2 years (24 months instalments)**
- Includes an initial **2-year rent guarantee** for agent use — ideal for affordability & value gain.

OPTION C – RENTAL INCOME BOOST

- ✓ **50% Down Payment**
 - ✓ **50% paid over 2 years (24 months instalments)**
 - ✓ **6% cashback yearly during payment period**
- Followed by a **3-year rental agreement** with **8% annual rental yield**.
Perfect for investors seeking **cash flow and yield returns**.

BUYING PROCESS

From First Call to Keys in Hand – in as little as 3–4 weeks!



DAY 1

PROPERTY RESERVATION OPTIONS

Browse personalised deals sent in advance. Discuss options and ask questions during the detailed call. Secure your chosen property with a non-refundable reservation fee of £1,500–£2,000.



DAY 5-7

LEGAL CHECKS & CONTRACTS

Your solicitor conducts title deed checks, verifies ownership, and drafts your sale contract.



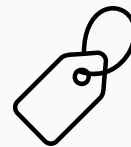
DAY 14-17

REGISTER CONTRACTS OF SALE & TITLE DEEDS TRANSFER

Make the first payment and register the Contract of Sale at the Land Registry Office (LRO). Upon completion and title issuance, both parties visit the LRO to finalise the deed transfer.

INITIAL CONSULTATION

Get started with a friendly discovery call to understand your preferences and goals.



DAY 2-5

APPOINT YOUR SOLICITOR

We can introduce you to a trusted solicitor, or you may choose your own.



DAY 7-14

CONTRACT SIGNING

Negotiate final terms, then sign the contract to proceed.



DAY 17-25

YOU ARE NOW A PROPERTY OWNER AT CAESAR RESORT!

NEXT STEPS

You're just a few steps away from owning your dream property in Cyprus. Whether you're looking for a holiday home, a smart investment, or a permanent move — we're here to guide you every step of the way.



Book Your Discovery Call

Let's talk about your goals, preferences, and what you're looking for in a property.



Explore Tailored Offers

We'll send you handpicked options that match your lifestyle and budget.



Reserve Your Property

Secure your ideal unit with a simple reservation process.



Get Legal Support

We'll assist you with trustworthy legal guidance to ensure a smooth, safe purchase.

Let's Make It Happen

Ready to begin your journey?

Contact us today to book your discovery call and take the first step towards your new life in Cyprus.

Earn £500 for Every Buyer You Refer

Share the opportunity with friends or family – and get rewarded when they buy!



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