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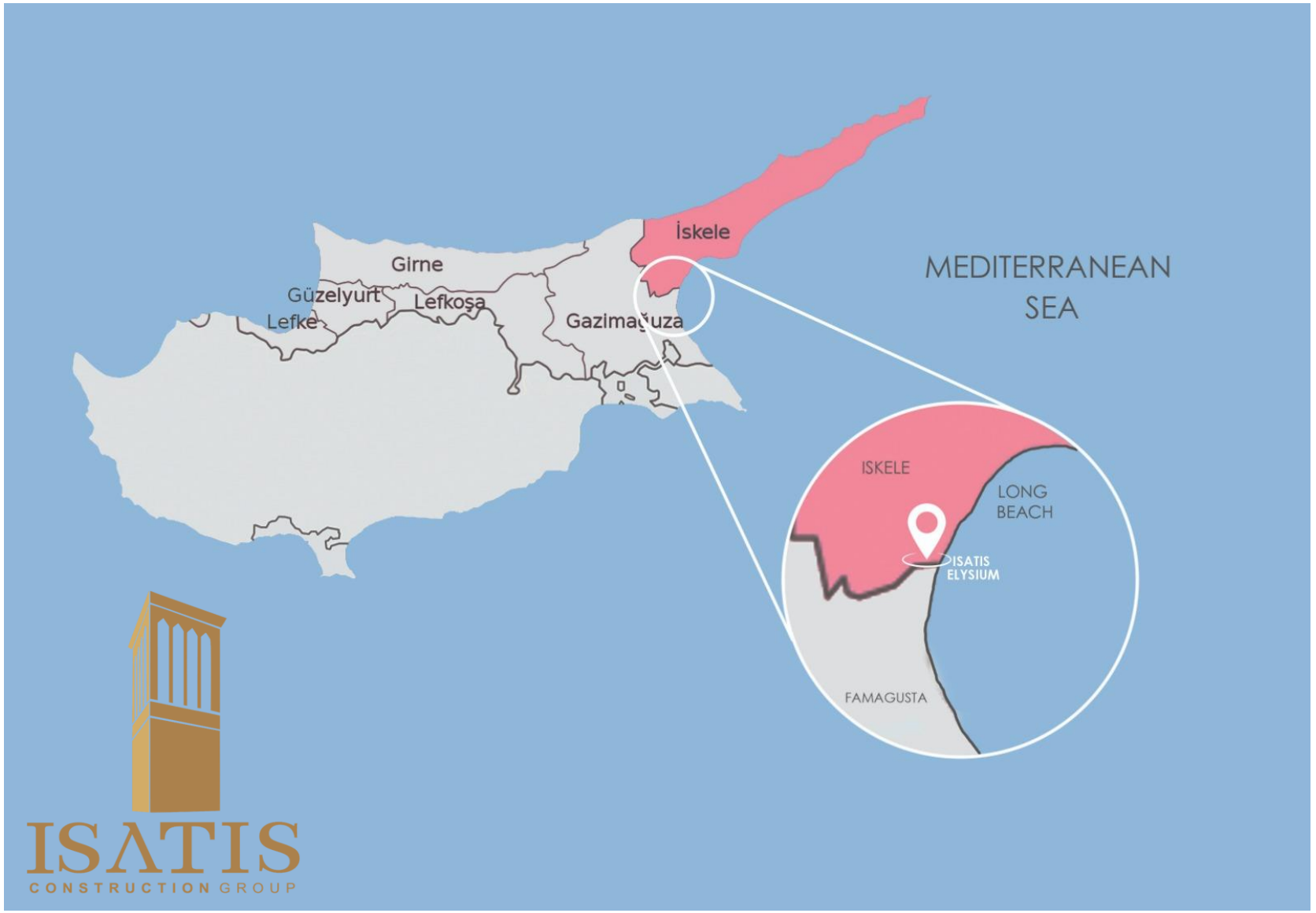
ELYSIUM

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

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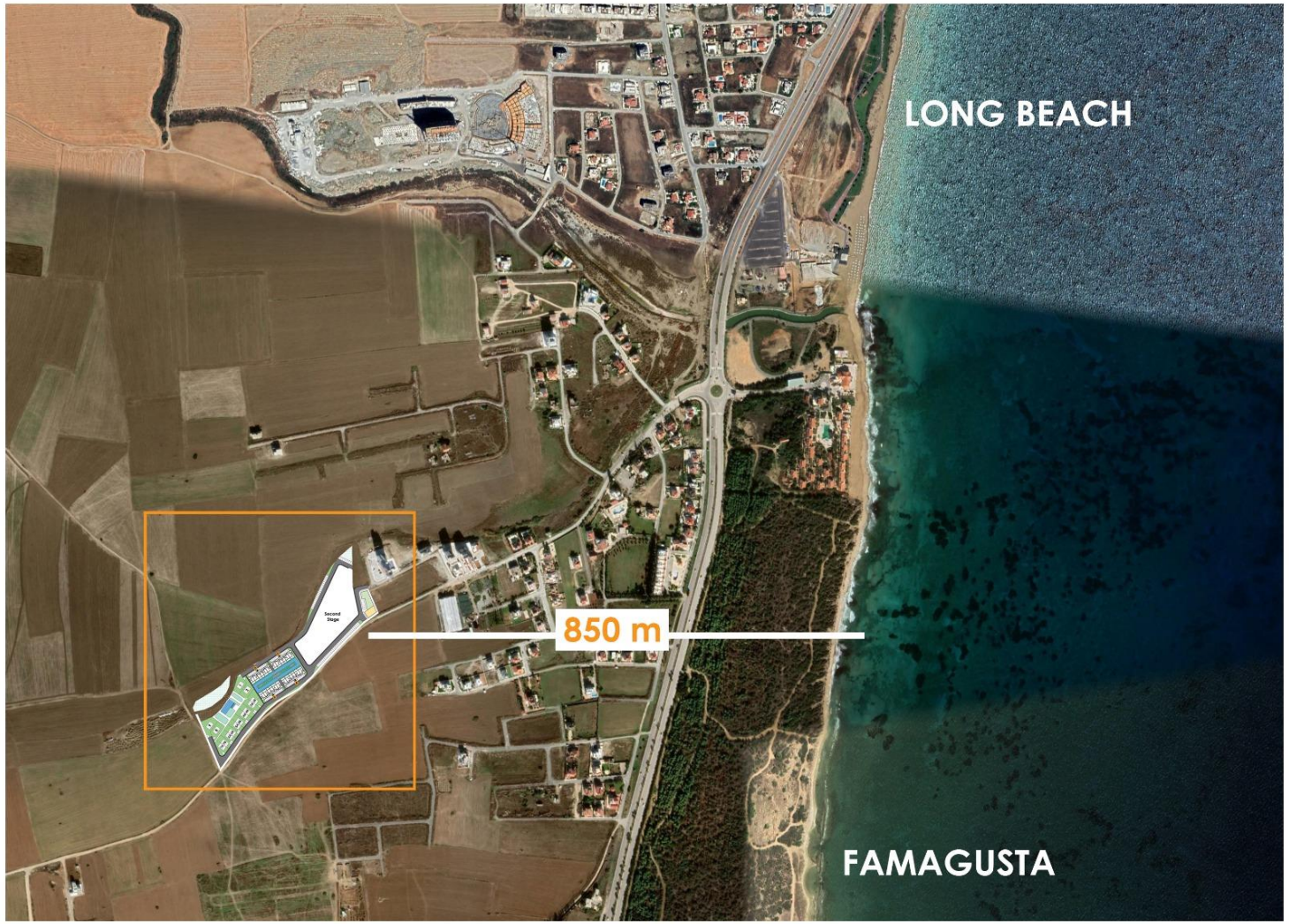
Why LONG BEACH ?



- 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

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OVERVIEW

- Iskele Long beach, North Cyprus
- The entire project covers more than 33,000 m^2
- 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.

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 APARTMENTS

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

POOLVIEW 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

ELYSIUM
a ISATIS Construction Group

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Specifications:

- Spacious balcony with a beautiful view
- Central Heating Infrastructure
- 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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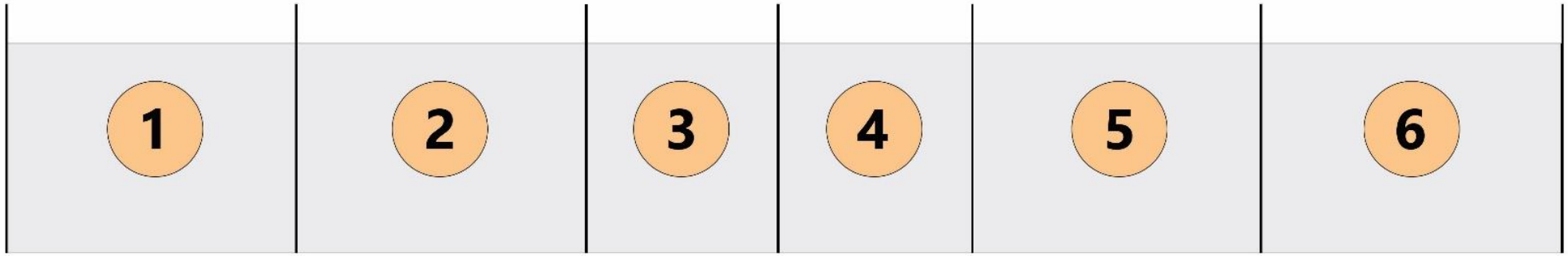

POOLVIEW-GROUND FLOOR

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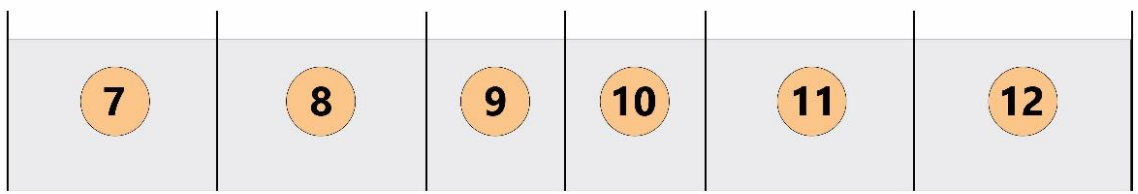
MEZANNINE FLOOR

FIRST FLOOR



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POOLVIEW APARTMENTS

FIRST FLOOR PLAN

APARTMENTS

POOLVIEW APARTMENTS

Key Handover: 01/11/2025

Block	No.	Floor	Bedrooms	BATHROOM	LIVING AREA (m²)	BALCONY (m²)	TERRACE (m²)	TOTAL GROSS AREA (m²)	ROOF (m²)
A	1	Ground	2+1	2	88	24	-	125	-
	2	Ground	1+1	1	67	24	-	101	-
	3	Ground	Studio	1	45	16	-	68	-
	4	Ground	Studio	1	45	16	-	68	-
	5	Ground	1+1	1	67	24	-	101	-
	6	Ground	2+1	2	88	24	-	125	-
	7	First	3+1 Duplex	2	130	24	16	183	70
	8	First	2+1 Duplex	2	99	24	-	136	67
	9	First	1+1 Duplex	1	67	16	-	93	45
	10	First	1+1 Duplex	1	67	16	-	93	45
	11	First	2+1 Duplex	2	99	24	-	136	67
	12	First	3+1 Duplex	2	130	24	16	183	70
B	1	Ground	2+1	2	88	24	-	125	-
	2	Ground	1+1	1	67	24	-	101	-
	3	Ground	Studio	1	45	16	-	68	-
	4	Ground	Studio	1	45	16	-	68	-
	5	Ground	1+1	1	67	24	-	101	-
	6	Ground	2+1	2	88	24	-	125	-
	7	First	3+1 Duplex	2	130	24	16	183	70
	8	First	2+1 Duplex	2	99	24	-	136	67
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POOLVIEW APARTMENTS

Key Handover: 01/11/2025

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C	1	Ground	2+1	2	88	24	-	125	-
	2	Ground	1+1	1	67	24	-	101	-
	3	Ground	Studio	1	45	16	-	68	-
	4	Ground	Studio	1	45	16	-	68	-
	5	Ground	1+1	1	67	24	-	101	-
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D	1	Ground	2+1	2	88	24	-	125	-
	2	Ground	1+1	1	67	24	-	101	-
	3	Ground	Studio	1	45	16	-	68	-
	4	Ground	Studio	1	45	16	-	68	-
	5	Ground	1+1	1	67	24	-	101	-
	6	Ground	2+1	2	88	24	-	125	-
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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.

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ELYSIUM VILLAS

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- Spacious balconies
- Garden
- Central Heating Infrastructure
- 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

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Detached Villa
Ground Floor Plan

For illustration purposes only

Detached Villa
First Floor Plan

For illustration purposes only

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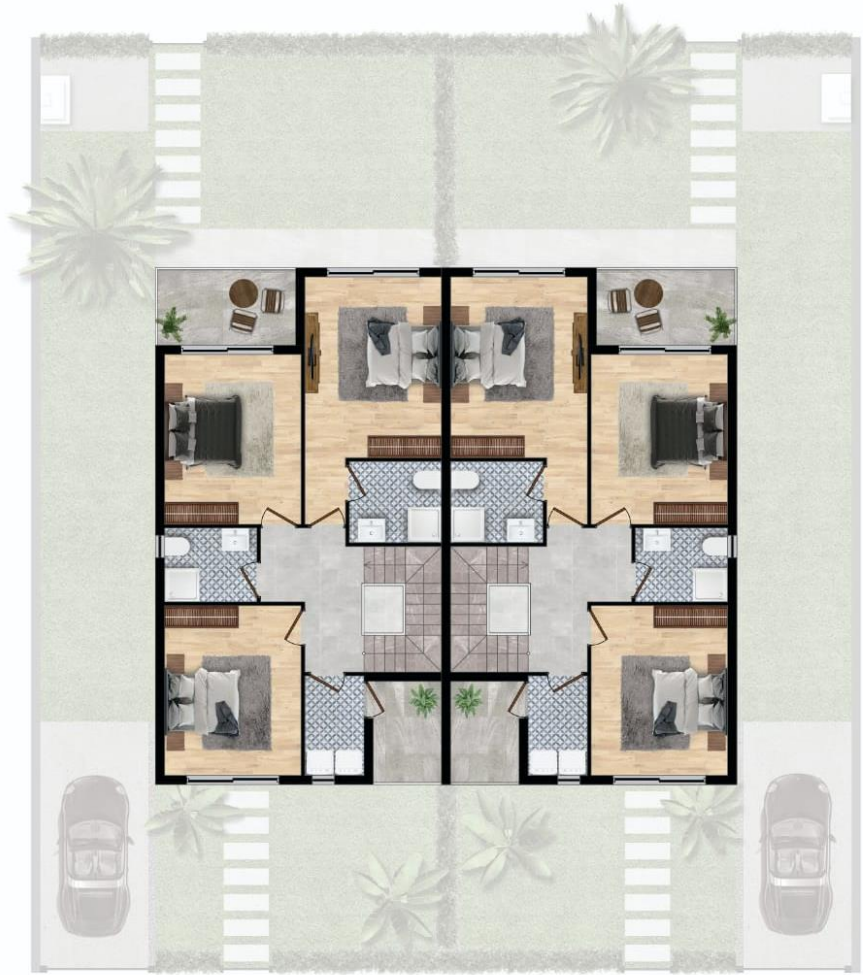
Semi-detached Villa
Ground Floor Plan

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)
1	3	3	220	185	412	23	14	88
2	3	3	220	185	413	23	14	88
3A	3	3	220	185	310	23	14	88
3B	3	3	220	185	410	23	14	88
4A	3	3	220	185	295	23	14	88
4B	3	3	220	185	305	23	14	88
5A	3	3	220	185	275	23	14	88
5B	3	3	220	185	285	23	14	88
6A	3	3	220	185	275	23	14	88
6B	3	3	220	185	275	23	14	88
7A	3	3	220	185	320	23	14	88
7B	3	3	220	185	275	23	14	88
8	3	3	220	185	405	23	14	88

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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)**

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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**

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