



EMTAN  
*Reflection*  
TATLISU

*Perfection Meets Reflection*



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*Reflection project will be located in Tatlisu region, which is eligible to development in many areas, close to the sea, in touch with nature, away from the crowds of the city, and in such a peaceful location where green and blue intersect.*

*It offers you a panoramic azure sea view in the North and the unique mountain view of Cyprus in the South, and is close to Esentepe Beach, Kaplica Beach, Korineum Golf Resort and many known spots.*

*Reflection, where clean oxygen, natural life luxury meets under the same roof, is an average of 40 minutes' drive from both the Center of Kyrenia and the İskele region due to its location, and is situated at the middle of both cities.*

*Reflection, a fully equipped housing project, is an ultra-luxury site project designed to meet your many basic needs.*



Housing Types:

- 1+1 Flat
- 2+1 Loft Penthouse
- 3+1 Flat
- 3+1 Villa-Bungalow

It consists of housing types and offers you eye-catching landscape and panoramic sea views.

Reflection, which will provide you advantageous opportunities depending on the developments in the real estate sector, both with its special structure, profitable income and unique design, is spread over a 4,000m<sup>2</sup> lush landscape on a total area of 21,195m<sup>2</sup> land, 600m<sup>2</sup> outdoor pools, 700m<sup>2</sup> indoor social facilities and opening the doors of a privileged life with a total of 84 luxury residential units.

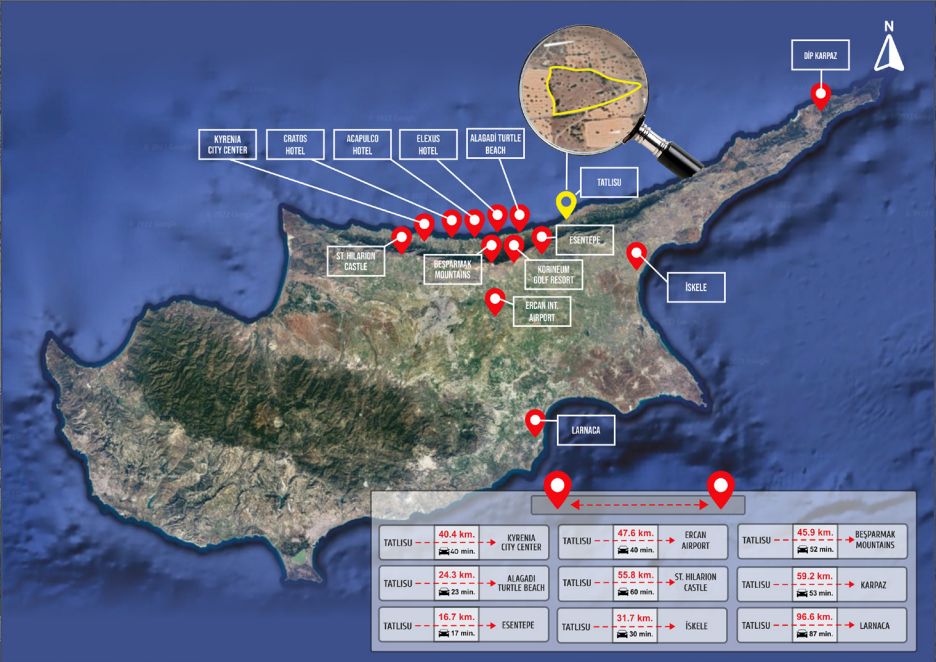
## *Technical Features*

- ▶▶ Central Automatic Generator System
- ▶▶ CCTV Camera System
- ▶▶ 24/7 Security
- ▶▶ Central Reinforced Concrete Water Tanks (Under the Ground)
- ▶▶ Ramp for Disabled Individuals
- ▶▶ Multi-Inverter Air Conditioning System in Flats
- ▶▶ Italian Stone Kitchen Countertops in Flats
- ▶▶ Optional Jacuzzi on Roof Terrace in Loft Penthouse Flat
- ▶▶ VRF Air Conditioning System in Villas
- ▶▶ Overflow Pool in Villas
- ▶▶ Jacuzzi on the Roof Terrace in Villas
- ▶▶ BBQ Area on Roof Terrace in Villas
- ▶▶ 2 Car Parking Space in Villas
- ▶▶ Remote Controlled Automatic Garden Gate in Villas
- ▶▶ Italian Stone in Kitchen Countertops and All Washbasins in Villas
- ▶▶ IP Color and Video Intercom System in Villas
- ▶▶ Fireplace in Villas
- ▶▶ Built-in Wardrobes in Bedrooms in All Housing Types

## *Social Facilities*

- ▶▶ Restaurant/Cafe
- ▶▶ Gym
- ▶▶ Sauna
- ▶▶ Outdoor Pool and Children's Pool
- ▶▶ Indoor Swimming Pool
- ▶▶ Pool Bar
- ▶▶ Mini Market
- ▶▶ Children's Playground
- ▶▶ Indoor Game Zone





KYRENIA CITY CENTER

CRATOS HOTEL

ACAPULCO HOTEL

ELEXUS HOTEL

ALAGADI TURTLE BEACH

TATLISU

DIP KARPAZ

ST. HILARION CASTLE

BESPARMAK MOUNTAINS

KOINENEUM GOLF RESORT

ERCAN INT. AIRPORT

ESENTEPE

ISKELE

LARNACA

TATLISU	40.4 km. 🚗 40 min.	KYRENIA CITY CENTER	TATLISU	47.6 km. 🚗 40 min.	ERCAN AIRPORT	TATLISU	45.9 km. 🚗 52 min.	BESPARMAK MOUNTAINS
TATLISU	24.3 km. 🚗 23 min.	ALAGADI TURTLE BEACH	TATLISU	55.8 km. 🚗 60 min.	ST. HILARION CASTLE	TATLISU	59.2 km. 🚗 53 min.	KARPAZ
TATLISU	16.7 km. 🚗 17 min.	ESENTEPE	TATLISU	31.7 km. 🚗 30 min.	ISKELE	TATLISU	96.6 km. 🚗 87 min.	LARNACA



















*Reflection.. See more, Live more..*















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TATLISU







WELLNESS

GYM

CAFE/BAR











## SOCIAL FACILITIES

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SOCIAL FACILITY PLAN



## BUNGALOW GROUND / FIRST FLOOR PLAN

BUNGALOW 3 + 1 GROUND FLOOR	m <sup>2</sup>
LIVING ROOM	36
KITCHEN + DINING	22
ENTRANCE HALL	6
WC	4
MASTER BEDROOM	20
BEDROOM 1	16
BEDROOM 2	15
MASTER WC + BATH	4
WC + BATH	4
HALL	3

BUNGALOW 3 + 1 FIRST FLOOR	m <sup>2</sup>
KITCHEN	33
WC + BATH	7

BUNGALOW 3 + 1	m <sup>2</sup>
TOTAL AREA	347
ROOF TERRACE	90
TERRACE	55
COVERED TERRACE	32



## B1/B2 BLOCK GROUND FLOOR PLAN



B1/B2 BLOCK GROUND FLOOR 1 + 1 GARDEN FLATS		m <sup>2</sup>
TOTAL AREA		81
LIVING + KITCHEN		34
BEDROOM		15
WC + BATH		6
HALL		7
COVERED TERRACE		7
GARDEN		12

# B1/B2 BLOCK FIRST/SECOND FLOOR / ROOF TERRACE PLAN

B1/B2 BLOCK 2 + 1 LOFT GROUND FLOOR	m <sup>2</sup>
LIVING + KITCHEN	41
BEDROOM 1	15
WC + BATH	7
HALL	8
COVERED TERRACE	7

B1/B2 BLOCK 2 + 1 LOFT FIRST FLOOR	m <sup>2</sup>
BEDROOM 2	32
WC + BATH	7
HALL	9

B1/B2 BLOCK 2 + 1 LOFT	m <sup>2</sup>
TOTAL AREA	186
ROOF TERRACE	80



## C BLOCK GROUND FLOOR PLAN



C BLOCK GROUND FLOOR 1 + 1 GARDEN FLATS	m <sup>2</sup>
TOTAL AREA	81
LIVING + KITCHEN	34
BEDROOM	15
WC + BATH	8
HALL	7
COVERED TERRACE	7
GARDEN	12

C BLOCK GROUND FLOOR 3 + 1 GARDEN FLATS	m <sup>2</sup>
TOTAL AREA	273
KITCHEN + DINING	24
LIVING ROOM	34
MASTER BEDROOM	22
BEDROOM <sup>1</sup>	21
BEDROOM <sup>2</sup>	18
WC + BATH	7
MASTER WC + BATH	7
HALL	14
COVERED TERRACE	16
GARDEN	110

## C BLOCK FIRST/SECOND FLOOR/ ROOF TERRACE PLAN



C BLOCK 2 + 1 LOFT GROUND FLOOR		m <sup>2</sup>
LIVING + KITCHEN	41	
BEDROOM 1	15	
WC + BATH	7	
HALL	8	
COVERED TERRACE	7	

C BLOCK 2 + 1 LOFT FIRST FLOOR		m <sup>2</sup>
BEDROOM 2	32	
WC + BATH	7	
HALL	9	

C BLOCK 2 + 1 LOFT		m <sup>2</sup>
TOTAL AREA	186	
ROOF TERRACE	60	













































# SITE PLAN





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