

Mountain Hill-2. Alsancak

The new residential complex **Mountain Hill-2** is under construction and will be located **10 km from Kyrenia**, in the cozy and picturesque village of **Alsancak**, nestled in the mountains.

Alsancak is known for its traditional Cypriot charm and breathtaking mountain and sea views. The combination of rugged rocky shores and stunning sandy beaches makes it ideal for both holidaymakers and those seeking permanent residence.

The area offers **excellent infrastructure**: supermarkets, restaurants, seaside and mountain cafés to suit every taste, as well as schools, a museum, parks, children's playgrounds, sports activities for all ages, and diving centers.

For those seeking entertainment, Alsancak is home to a chain of **5-star hotels**, including the **Merit Casino**, which offers pools, spas, a mini-zoo, casinos, and nightclubs.

Our complex will be located **3 km from the sea**, in the Kyrenia Mountains, with the huge benefit of **fresh mountain air** and **spectacular panoramic views of the sea**.

If you have children aged 2–15 and plan to give them a **British education**, a major advantage is the **British College**, just a **15-minute walk** from the complex, offering instruction in English.

Project Overview

The complex will consist of:

- **Two 2-storey blocks** with a swimming pool and **underground parking**
- **Three 3-storey blocks** with **open parking spaces**

Apartment types:

- **1+1**
- **2+1**
- **Duplex**

Facilities:

- 1 outdoor swimming pool
 - Underground parking for 2 blocks
 - Rooftop terraces for top-floor units
 - Balconies for ground-floor units
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Apartment Technical Specifications:

- All construction materials are high quality and **TSE certified**
 - **1-year warranty** on construction work
 - **5-year warranty** on structural system from completion date
 - Reinforced concrete structure
 - Exterior walls: 25 cm brick
 - Interior walls: brick with sound insulation
 - Roofs: thermal and waterproof insulation
 - Exterior walls painted with **silicone-based facade paint**
 - Double-glazed **aluminum windows and balcony doors** with PVC frames
 - Natural beige **marble staircases**
 - Interior walls: 3 coats of matte plastic paint over gypsum plaster
 - Ceilings: plastic paint over gypsum plaster
 - Balcony and stair railings: **aluminum and glass**
 - Kitchen cabinets: MDF or profiled coating (color choice available)
 - Sink: **stainless steel**
 - Bathrooms: **1st class ceramic tiles (TSE certified)**
 - Entrance door: steel
 - Interior doors: American press
 - A/C and TV infrastructure in all rooms
 - Landscape design
 - Outdoor lighting
 - Poolside loungers
 - **Underground parking** (1 space per apartment)
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Water & Electricity:

- All plumbing and electrical materials are **1st class and TSE certified**
 - Booster pump system
 - Solar energy system (1 solar panel per unit)
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Outdoor Terraces and Balconies:

- Ceramic tile flooring
 - Aluminum and glass balustrades
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Construction Start: July 2024

Construction Completion: July 2026

Payment Plan:

- £2,000 deposit for 1 month

- 30% initial payment
- 70% in **installments over 2 years**