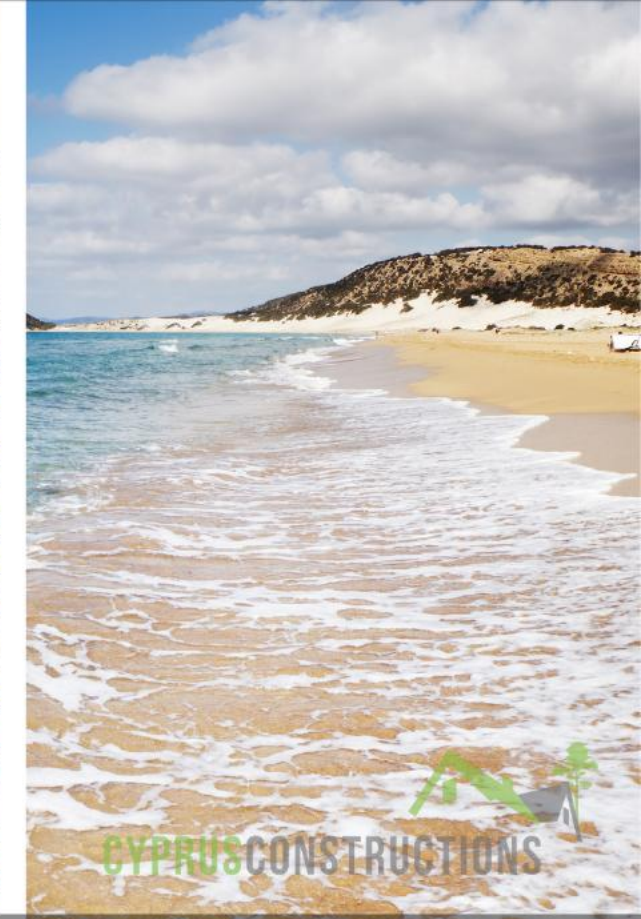




# NORTH CYPRUS - KUZZEY KIBRIS



# COUNTRY - ECONOMY - INFRASTRUCTURE

# NORTH CYPRUS



KARPAZ



KYRENIA



ESENTEPE



GUZELYURT



LEFKOŞA



ERCAN



FAMAGUSTA



LARNACA



PAPHOS



CYPRUSCONSTRUCTIONS

Where Dreams Come True



# North Cyprus International Airport

READY FOR THE FUTURE



**NEWS**



**PASSENGER NUMBERS AT THE NEW ERCAN AIRPORT SURGE BY MORE THAN A QUARTER**

July was the top month for passenger traffic at Ercan Airport

NORTHERN  
**CYPRUS FAQ**

**NEWS**



**FIFTY BRITISH POLITICIANS ARE CALLING FOR THE AUTHORIZATION OF DIRECT FLIGHTS TO THE TRNC**

Former and current parliamentarians expressed serious concern about the treatment of the TRNC in their appeal

NORTHERN  
**CYPRUS FAQ**

**Turkish Cypriot Hoteliers Association (KITOB) Announces Holiday Boom in Northern Cyprus as Hotels Forecast Near Full Capacity.**



@cyprusnews247

# International Education



ENGLISH SCHOOL OF KYRENIA  
(3-18 YEARS OLD)



DOĞA COLLEGE  
(OZANKOY) (3-18 YEARS OLD)



BELLAPAISE SCHOOL  
(KYRENIA) (3-11 YEARS OLD)



NECAT BRITISH COLLEGE  
(LEFKOŞA) (3-18 YEARS OLD)

MORE THAN 27 INTERNATIONAL UNIVERSITIES WITH 125,000+ STUDENTS  
FROM MORE THAN 140 COUNTRIES!



GIRNE AMERICAN UNIVERSITY  
(KYRENIA) (HIGHER EDUCATION)



NEAR EAST UNIVERSITY  
(LEFKOŞA) (HIGHER EDUCATION)



FINAL UNIVERSITY  
(KYRENIA) (HIGHER EDUCATION)



ARUCAD UNIVERSITY  
(KYRENIA) (HIGHER EDUCATION)

# Hospitals & Healthcare



UNIVERSITY OF KYRENIA  
HOSPITAL (KYRENIA)



NEAR EAST UNIVERSITY  
HOSPITAL (LEFKOŞA)



DUNYA IVF CENTER  
(KYRENIA)

EVERY YEAR MORE THAN 50,000 FOREIGN PATIENTS FLY INTO NORTH CYPRUS FOR AFFORDABLE AND HIGH QUALITY HEALTH CARE, SUCH AS:

- GENERAL SURGERY
- IVF TREATMENT
- DENTAL PROCEDURE
- PHYSICAL THERAPY
- COSMETIC SURGERIES
- HAIR TRANSPLANT

# First Electric Car of Cyprus



GUNSEL



INTERNATIONAL MEDIA



ZERO EMISSIONS



FACTORY



ENGINEERING

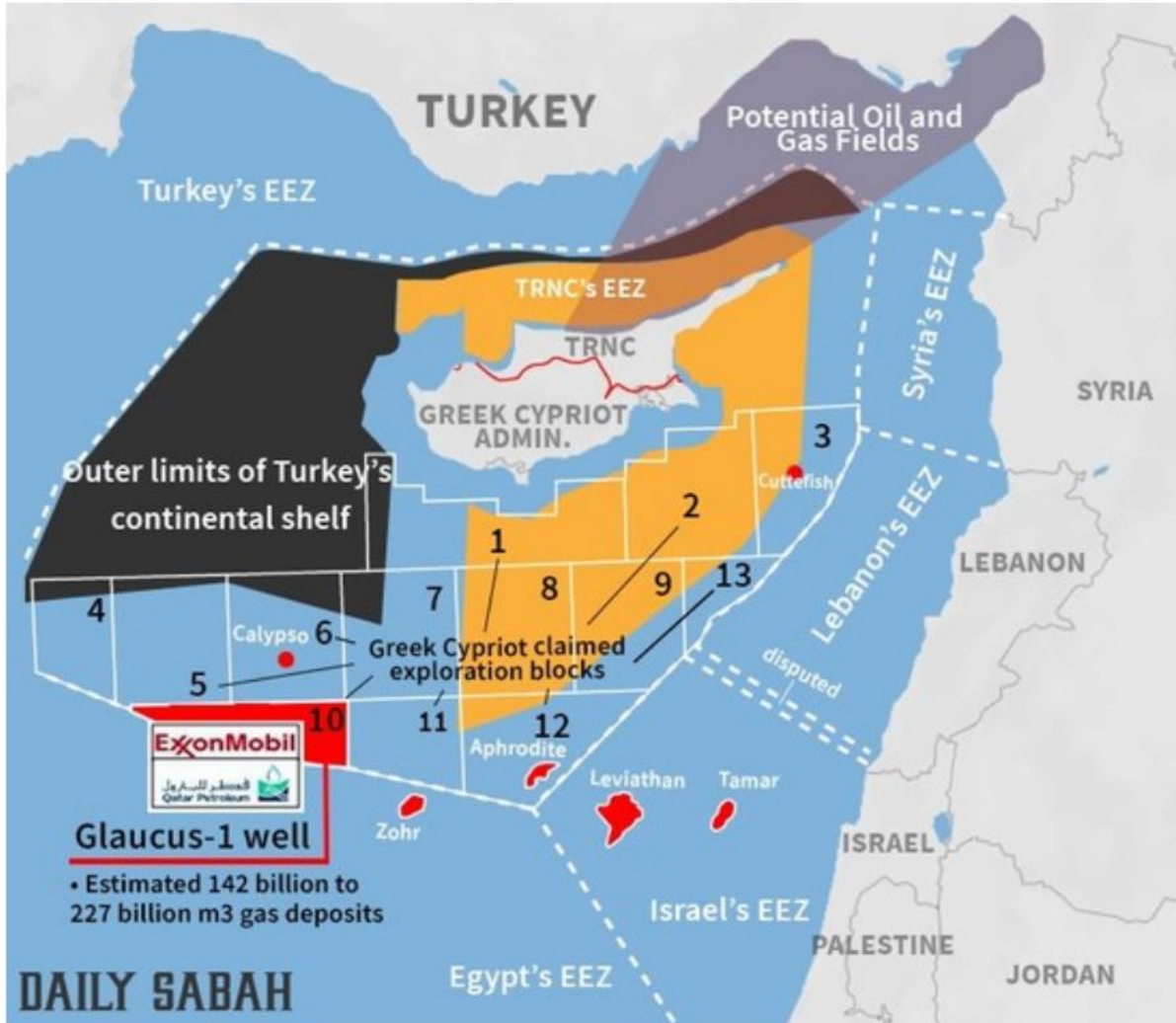


MANUFACTURING



MR. SALIH KAYIM & MR. IRFAN GUNSEL

# Booming Economy

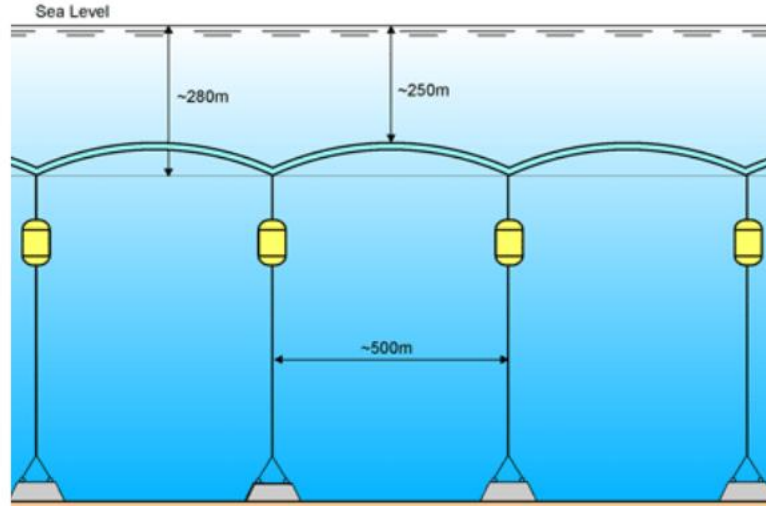


NATURAL GAS RESERVES

# Water Pipe Line



FRESH WATER PIPELINE



50 YEARS OF FRESH WATER



GECITKÖY DAM



ORANGE TREES



37 MILLION M3 IRRIGATION / YEAR



LEMON TREES



## BEST BEACHFRONT BUYS FOR 2021 NORTH CYPRUS RANKED # 1

- #2: SANTA MARTA, COLOMBIA
- #3: FORTALEZA, BRAZIL
- #4: MAZATLÁN, MEXICO
- #5: AMBERGRIS CAYE, BELIZE



"THE BEST OF THE MEDITERRANEAN AT A FRACTION THE COST OF LIVING THE MED LIFE ELSEWHERE. NORTHERN CYPRUS IS ALSO A SAFE, WELCOMING DESTINATION WITH DEVELOPED TOURISM INFRASTRUCTURE, INCLUDING CLUBS, CASINOS, AND LUXURY HOTELS, ALL MORE AFFORDABLE THAN THE REST OF THE MEDITERRANEAN."

- Forbes Magazine  
Kathleen Peddicord -

# TRAVEL+ LEISURE

## The 20 Best Islands in Europe

The best islands in Europe, according to *Travel + Leisure* readers, combine fabulous food, rich history, and beautiful surroundings.

By *Rebecca Ascher-Walsh* | Published on July 12, 2022

### 12. Cyprus



Port in Kyrenia/Gime during a sunny summer day, Cyprus.

PHOTO: GETTY IMAGES



## THE WORLDS BEST PLACES TO RETIRE 2022 AND 2023 NORTH CYPRUS RANKED # 4



- NORTHERN CYPRUS IS POISED TO BE EUROPE'S NEXT BIG VACATION HOT SPOT.
- THE LOCAL CURRENCY IS THE TURKISH LIRA, SO THE CURRENCY EXCHANGE WORKS IN YOUR FAVOR.
- YEAR-ROUND SUNSHINE, PRISTINE BEACHES, AND CLEAR-BLUE WATERS.
- THE EXPAT COMMUNITY IS LARGE AND WELCOMING, THE CULTURE RICH, THE CRIME RATES LOW.
- LOW-PRICED PROPERTY INVESTMENT OPPORTUNITIES, NEW APARTMENTS IN MODERN COMPLEXES WITH AMENITIES .

## 5 Affordable Places To Buy Property Abroad In 2024

Northern Cyprus is a region and de facto state of the Republic of Cyprus, an island nation in the eastern Mediterranean Sea. It's known for its long, sandy shores, abundant sunshine, excellent cuisine, and friendly locals.



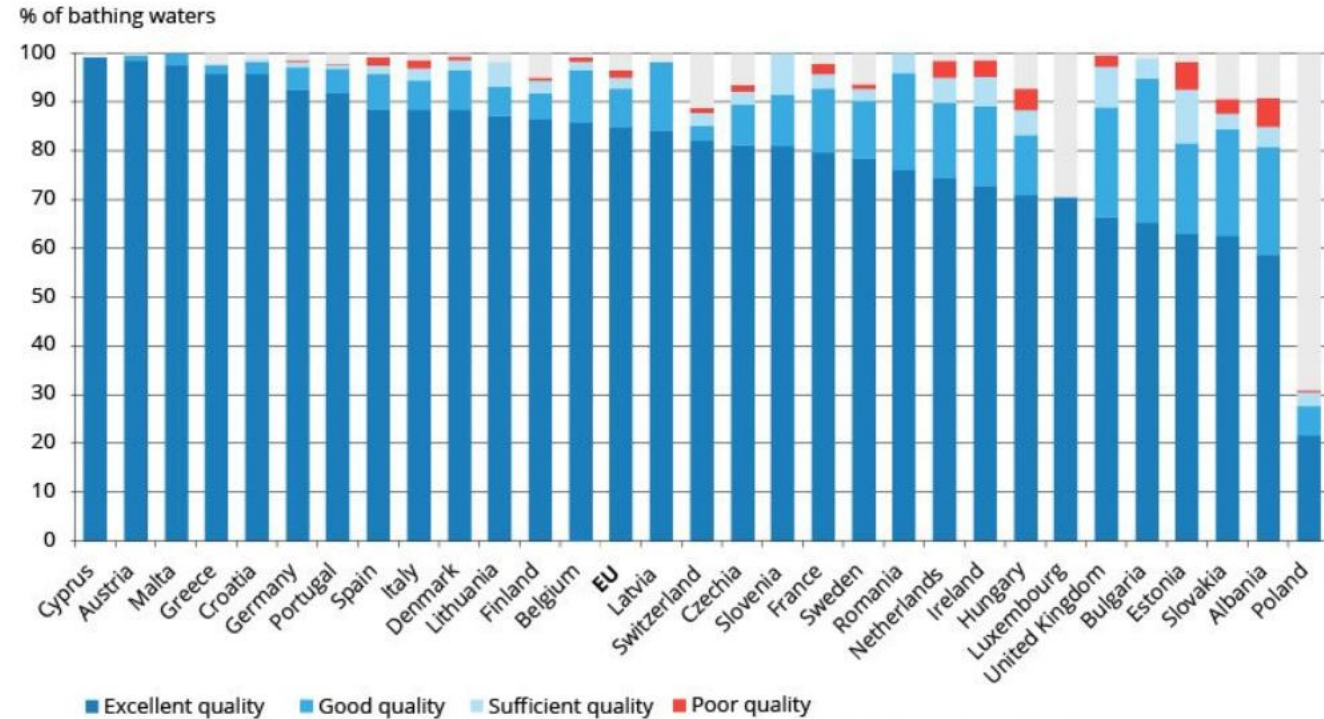
This creates an opportunity for real estate investors and people looking to buy a home abroad because prices are more affordable in Northern Cyprus, and it's headed towards a tourism boom. New hotels are opening, as well as casinos, golf courses, and luxury marinas, as the world catches on to its appeal.

For now, real estate in Northern Cyprus remains fantastically affordable. The best deals are in pre-construction developments, where you can buy property for even less than the per-square-foot average I quote.



# SPARKLING BEACHES: CYPRUS HAS RANKED #1 CLEANEST WATERS IN EU

REPORT ISSUED BY THE EUROPEAN ENVIRONMENT AGENCY (EEA) THAT EXAMINED THE WATER QUALITY AT 22,276 BATHING SITES ACROSS THE 27 EUROPEAN UNION NATIONS PLUS ALBANIA, SWITZERLAND, AND THE U.K., **THE ISLAND NATION OF CYPRUS CAME OUT WITH A PERFECT SCORE OF 100%, EARNING IT TOP HONORS FOR HAVING THE HIGHEST QUALITY STANDARD OF SWIMMING WATERS** THAT WERE TESTED BETWEEN MAY 1 AND OCT. 31 OF 2020. IN FACT, OF THE 112 SWIMMING SITES IN THE COUNTRY, EVERY SINGLE ONE OF THEM EARNED AN "EXCELLENT" RANKING.





# UK affects on North Cyprus



BASED ON THE ENGLISH COMMON LAW  
FROM 1959,  
AND HAS BEEN INTEGRATED INTO TRNC  
LAW SINCE THEN



DRIVING ON THE LEFT SIDE



THREE-PIN PLUGS SAME AS UK

# *Active Circulating Currencies*



GBP



EURO



USD



TL



BTC

CURRENCIES THAT ARE WIDLEY ACCEPTED ALL AROUND NORTH CYPRUS  
FOR STORES, MARKETS, SHOPPING CENTERS AND SERVICES.

# Kyrenia Attractions (Girne)



KYRENIA HARBOR



KYRENIA CASTLE



BELLAPAIS MONASTERY



KARMI VILLAGE



BOAT TRIPS



WEDNESDAY MARKET

# Karpaz Attractions



KARPAZ GOLDEN BEACH



WILD DONKEYS



APOSTOLOS ANDREAS MONASTERY



KARPAZ GATE MARINA



SALAMIS RUINS



KAPLICA BEACH ZIP LINE

# Festivals of North Cyprus



CULTURE FESTIVAL



JAZZ FESTIVAL



DANCE FESTIVAL



STRAWBERRY FESTIVAL



OLIVE FESTIVAL



HALLOUMI FESTIVAL

# Night Life



CAGE & COCO BONGO



SKY BAR & BELLA MARINA



CHEETAH NIGHT CLUB



LA NOUBA NIGHT CLUB



HANGOVER BAR



ODYSSEY CLUB



# Cyprus Activities



PARAGLIDING



GO CARTING



HUNTING



PAINTBALL



CAMPING



SKIING IN TROODOS MOUNTAINS

# Esentepe Activities

MOUNTAIN BIKING



HORSE BACK RIDING



MOUNTAIN HIKING



SCUBA LESSONS



PLANE WRECK



1944 WWII PLANE CRASH FLYING FROM MALTA

FISHING



# *Alagadi Turtle Beach*



CONSERVATION OF  
MARINE TURTLES  
IN THE MEDITERRANEAN REGION



PROTECTED AREA & SPECIES

# *World Class Golf Resort*



RANKED 42ND  
GLOBALLY



# Esentepe Activities



## Aqua Parks

# *Esentepe Hotel & Marina Project*



# Investment Benefits of North Cyprus



**RESIDENCE PERMIT** - OBTAINING A RESIDENCE PERMIT IS FAIRLY EASY AS A NORTH CYPRUS HOME OWNER.

**BANK ACCOUNT** - PRIVATE BANKING WITH STRICT CLIENT CONFIDENTIALITY (PRIVATE BANK ACCOUNT - FREE ZONE)

**TAX RATE** - LOW TAX RATE FOR PROPERTY INVESTMENT.

**ROI** - HIGHER YIELDING RETURN ON INVESTMENT COMPARED TO EUROPE, ENGLAND AND TÜRKİYE

**CAPITAL GAINS** - CYPRUS CONSTRUCTION OFF-PLAN PROJECTS HAVE GAINED A MINIMUM OF 55% ONCE COMPLETED

**PRICES** - VERY LOW LIVING COSTS AND PROPERTY PRICES ARE SIGNIFICALLY LOWER THEN EUROZONE.

**SAFE / SECURE** - ONE OF THE SAFEST COUNTRIES IN THE WORLD, FRIENDLY AND PRIVATE POPULATION.

**CRYPTO LAWS** - FREE TO BUY, SELL AND EXCHANGE, PURCHASE PROPERTY & CARS.

**CLIMATE** - AVERAGE 340 DAYS OF SUN WITH WARM WINTERS.

**UNSPOILT NATURE** - CLEANEST SAND AND SEA, HEAVY GOVERNMENT REGULATION FOR NATURAL PROTECTION.

**TOURISM** - INCREASING TOURISM (HOLIDAY, HEALTH, EDUCATION, RETIRMENT).

**AGRICULTURE** - ORGANIC FRUITS AND VEGETABLES.





CYPRUSCONSTRUCTIONS

28 YEARS OF EXPERIENCE





# Califorian Trading Limited



CALIFORIAN RESTAURANTS



CYPRUS CONSTRUCTIONS



ENERGY & ENERGY GAS



CALIFORIAN CATERING



FIBERHOME TELECOM



ENERGY & ENERGY SOLAR



## SALIH KAYIM

Founder & Director Of Californian  
Trading Group Of Companies

## ERSIN TATAR

President Of The Turkish Republic Of  
North Cyprus



# Cyprus Constructions Family



CONSTANT INCREASE IN FOREIGN BUYERS FROM EVERY CORNER OF THE WORLD. CYPRUS CONSTRUCTIONS IS PROUD TO PROVIDE PREMIUM QUALITY UNITS FOR OUR INVESTORS.



*"We are not only building a house, we are building a new lifestyle"*

ESENTEPE - TATLISU COAST





# Maldives Homes

— ESENTEPE —

# Maldives Homes

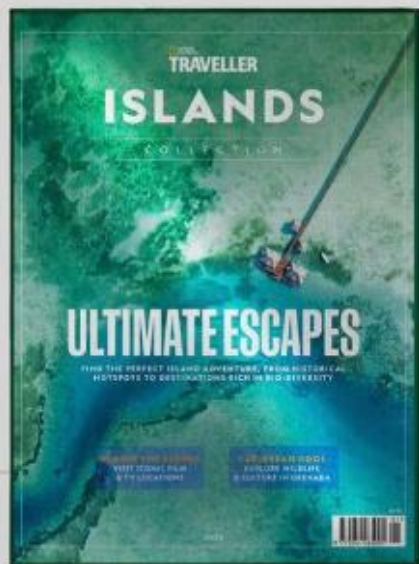
AS FEATURED IN

NATIONAL GEOGRAPHIC

## TRAVELLER ISLANDS

COLLECTION

2024



### TRAVELLER ISLANDS

COLLECTION

2024

#### Maldives Homes

FEATURED IN  
NATIONAL GEOGRAPHIC TRAVELLER (UK)  
ISLANDS COLLECTION

HOTELS • EXPERIENCES • TRENDS • DESTINATIONS

TRAVELLER ISLANDS

2024

# ISLANDS

COLLECTION



## Maldives Homes ESEANTEPE, CYPRUS

Situated on the mesmerising northern coast of Cyprus, gazing towards the azure beauty of the Mediterranean Sea, Maldives Homes invites guests to enjoy an unforgettable stay.

The exclusive Maldives Homes complex offers two- and three-bedroom apartments with private balconies, as well as two-bedroom bungalow villas with a shared outdoor pool, and three-bedroom villas with individual pools. All are adorned with modern furniture and top-tier appliances, ensuring seamless comfort and sophistication.

Guests of Maldives Homes are granted access to a world of amenities designed to elevate the experience — indulge in the serenity of the spa and massage centre, unwind by the inviting outdoor pools, and savour the culinary delights at Calibrian Restaurant, serving a fusion of delectable cuisines. Lounge by the lagoon with a private beach, where the gentle waves provide a backdrop to the exclusive beach cinema, creating magical moments under the Mediterranean sky.

Just beyond the doorstep of Maldives Homes, guests can explore the surrounding Mediterranean

wonders with a leisurely stroll along the walking tracks to bask in the breathtaking landscapes. Or embark on a cycling adventure that unveils the beauty of the region.

Numerous other activities can be enjoyed in the surrounding region. Golf enthusiasts can test their swing against a backdrop of stunning landscapes at the International Golf course. History aficionados will find delight in exploring ancient castles and monasteries, each bearing witness to the rich tapestry of diverse cultures that have graced the island over the centuries. For those seeking a taste of vibrant nightlife, the nearby city of Kyrenia opens its doors, offering a lively blend of entertainment, restaurants and captivating experiences. Whether guests choose to tee off against panoramic views, unravel the secrets of ancient civilisations, or dance the night away, the myriad options available near Maldives Homes will provide the perfect complement to any getaway.

The heart of Maldives Homes beats with the rhythm of the Mediterranean, offering a symphony of experiences that captivates the senses.

**DON'T MISS** Immerse yourself in an underwater wonderland while scuba diving in the lagoon at Maldives Homes

#### Need to know

##### KEY FEATURES

- Gym
- Cafe and pool bar
- Spa
- Sauna
- Hammam (Turkish bath)
- Outdoor pools and indoor heated pool
- Beach cinema
- Restaurant

##### KEY ACTIVITIES

- Hiking
- Nature cycling
- Scuba diving
- 18-hole golf course at Korinon
- Dining at Kyrenia Harbour

##### GET IN TOUCH

[cypri.constructionrentals.com](https://www.cypri.constructionrentals.com)  
T: +90 546 995 70 70  
E: [rentals@cypri.construction.com](mailto:rentals@cypri.construction.com)



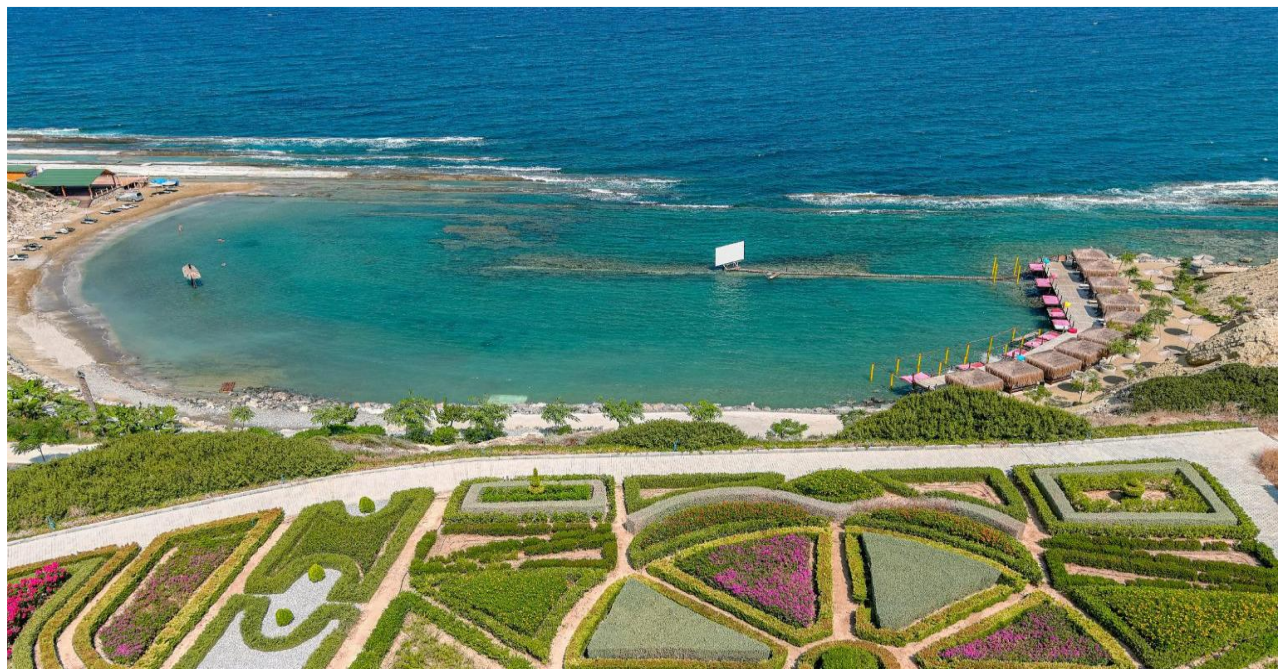
*Maldives Homes*  
ESENTEPE



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



# MALDIVES HOMES

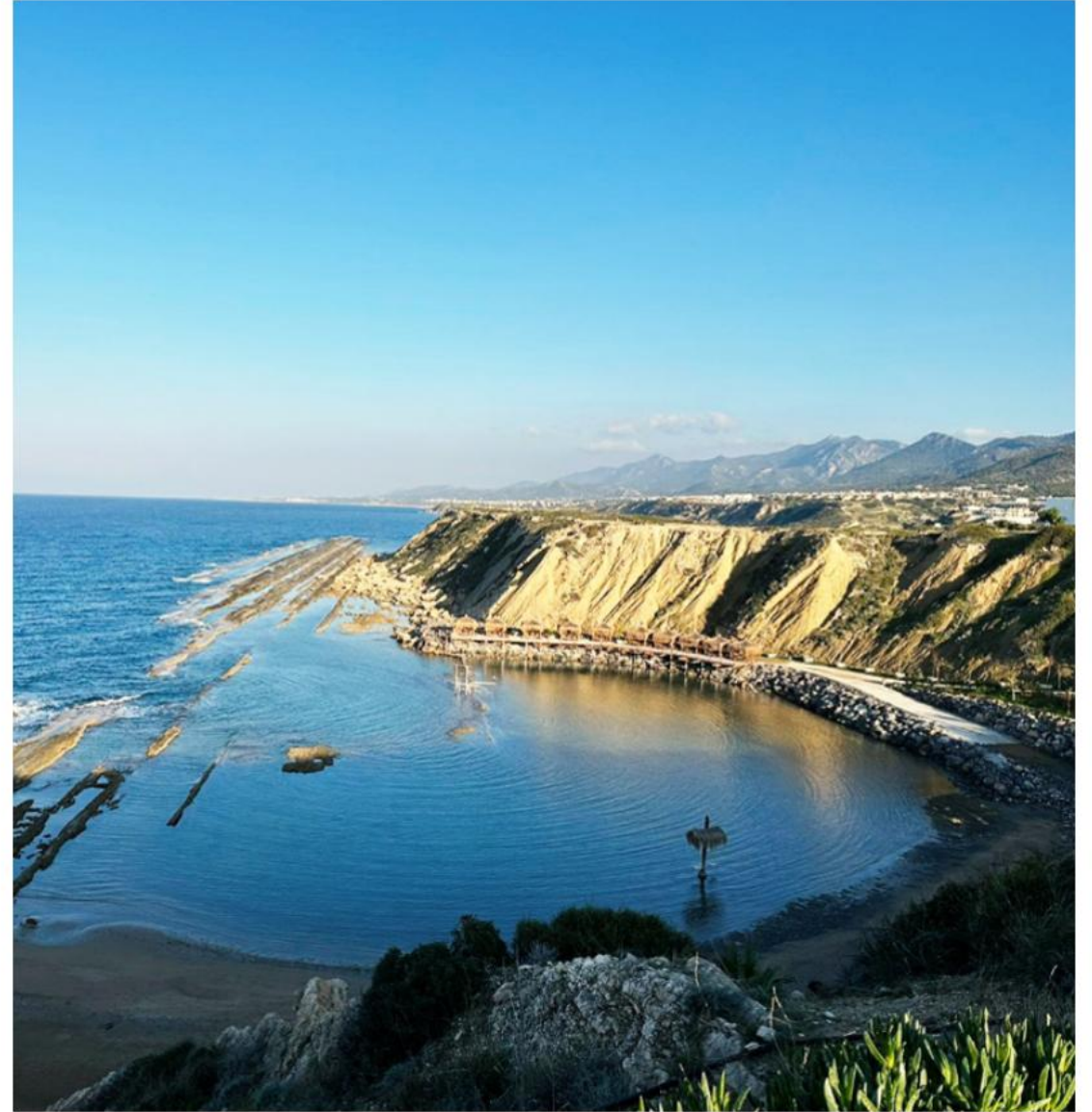




# MALDIVES BEACH



BEFORE



AFTER



MALDIVES OUTDOOR BEACH CINEMA - FIRST IN CYPRUS





**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



*Maldives Homes*

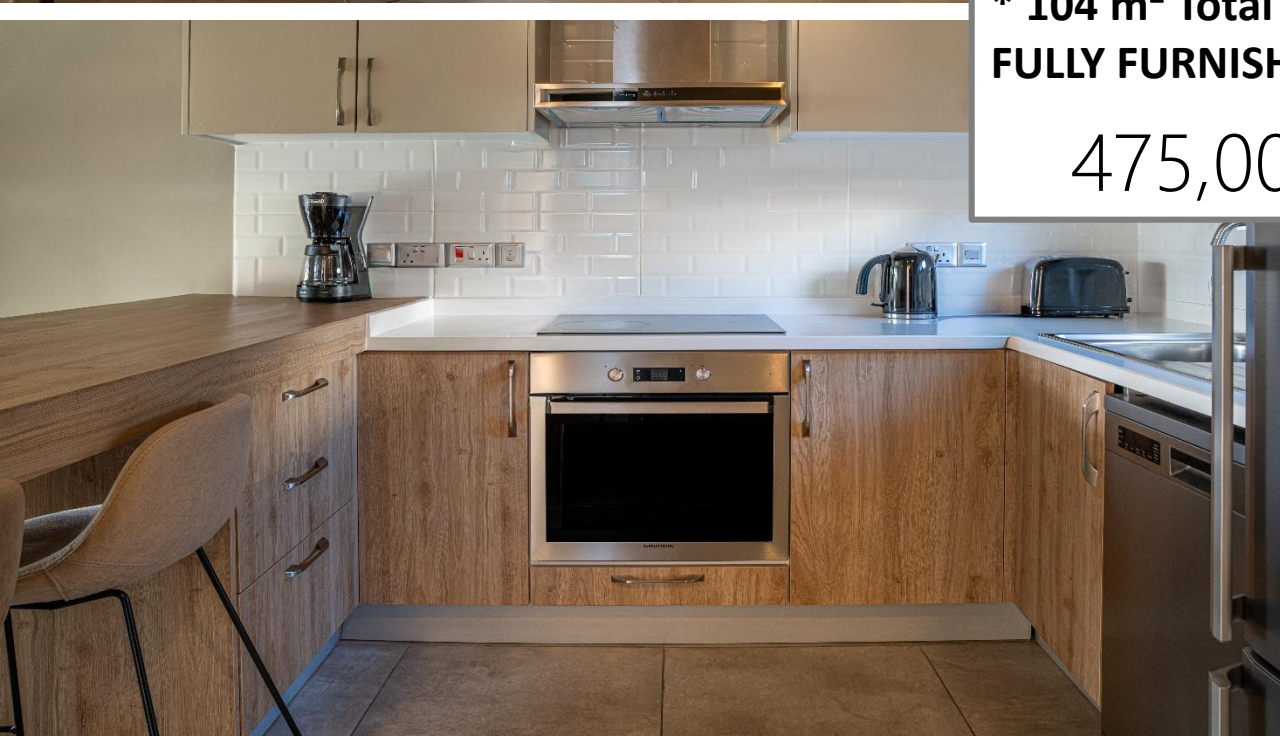
2 + 1 GARDEN APARTMENT





**2+1 Garden B2-1**  
**\* 80m<sup>2</sup> Interior**  
**\* 24 m<sup>2</sup> Terrace**  
**\* 104 m<sup>2</sup> Total Usage Area**  
**FULLY FURNISHED**

**475,000 GBP**





*Maldives Homes*

2 + 1 PENTHOUSE





**2+1 Penthouse A6-7**  
**\* 80m<sup>2</sup> Interior**  
**\* 23 m<sup>2</sup> Terrace**  
**\* 80m<sup>2</sup> Roof Terrace**  
**\* 183 m<sup>2</sup> Total Usage Area**  
**FULLY FURNISHED**

**525,000 GBP**





Maldives Homes





# Maldives Homes



Meeting Room

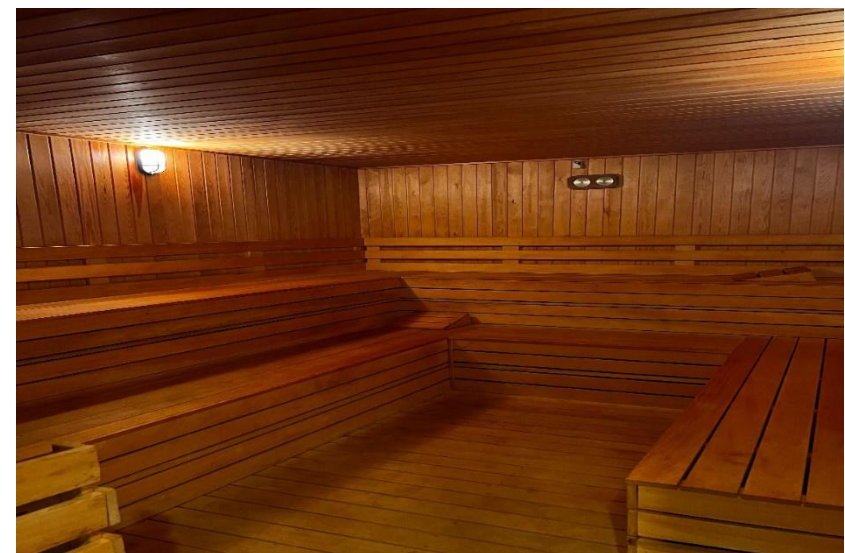
Storage



**2+1 Bungalow**  
\* 70 m<sup>2</sup> Interior  
\* 36 m<sup>2</sup> Terraces  
\* 106 m<sup>2</sup> Total Usage Area  
**850,000 GBP**



READY TO MOVE IN



# Leisure Center





**Califorian**  
R e s t a u r a n t





NO	Property Type	Floor	Gross Area (m <sup>2</sup> )	Terraces m <sup>2</sup>	Roof Terrace (m <sup>2</sup> )	Total Usage Area (m <sup>2</sup> )	Price (£)	STATUS
A6-7	2+1	Penthouse	80	23	80	183	£525,000	Available
B2-1	2+1	Garden	80	24		104	£475,000	Available
G-3 Bungalow	2+1	COMMUNIAL POOL	70	36		106	£850,000	Available

# MYKONOS - MALDIVES - BAHAMAS COASTAL ROAD



200M



1.5KM



1.5KM



900M

  
**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



200M



1.5KM



1.5KM



900M



CYPRUSCONSTRUCTIONS

*Best Properties Money Can Buy*



MYKONOS - MALDIVES - BAHAMAS  
COASTAL ROAD



# MYKONOS - MALDIVES - BAHAMAS COASTAL ROAD



-  200M
-  1.5KM
-  1.5KM
-  900M

**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



ALOHHA

BEACH RESORT

# ALOHA BEACH RESORT HOMES

  
HAWAII HOMES

  
ALOHA STAGE II

  
ALOHA STAGE I



# ALOHA BEACH RESORT HOMES

443 Units in Total  
Phase I: 298 Units  
Phase II: 145 Units



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*

# ALOHA BEACH RESORT HOMES

PHASE 1



**CYPRUSCONSTRUCTIONS**

*Best Properties Money Can Buy*

# ALOHA BEACH RESORT HOMES

PHASE 1



# ALOHA BEACH RESORT HOMES

PHASE 1



CYPRUSCONSTRUCTIONS

PHASE 1

# ALOHA BEACH RESORT HOMES



CYPRUSCONSTRUCTIONS



PHASE 1

# ALOHA BEACH RESORT HOMES



CYPRUSCONSTRUCTIONS

PHASE 2

# ALOHA BEACH RESORT HOMES



# ALOHA BEACH RESORT HOMES

PHASE 2



PHASE 2

# ALOHA BEACH RESORT HOMES



CYPRUSCONSTRUCTIONS



CYPRUSCONSTRUCTIONS

## 1+1 Floor Plan

GROSS AREA  
**43m<sup>2</sup>**

CLOSE AREA  
**35m<sup>2</sup>**

### DETAILS

KITCHEN &  
LIVINGROOM : 16m<sup>2</sup>

BEDROOM : 10m<sup>2</sup>

BATHROOM : 5m<sup>2</sup>

TERRACE : 8m<sup>2</sup>

FULLY FURNISHED STARTING FROM 232,250 GBP

# ALOHA BEACH RESORT HOMES



THESE 3Ds ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT

# ALOHA BEACH RESORT HOMES



THESE 3Ds ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT

# ALOHA BEACH RESORT HOMES



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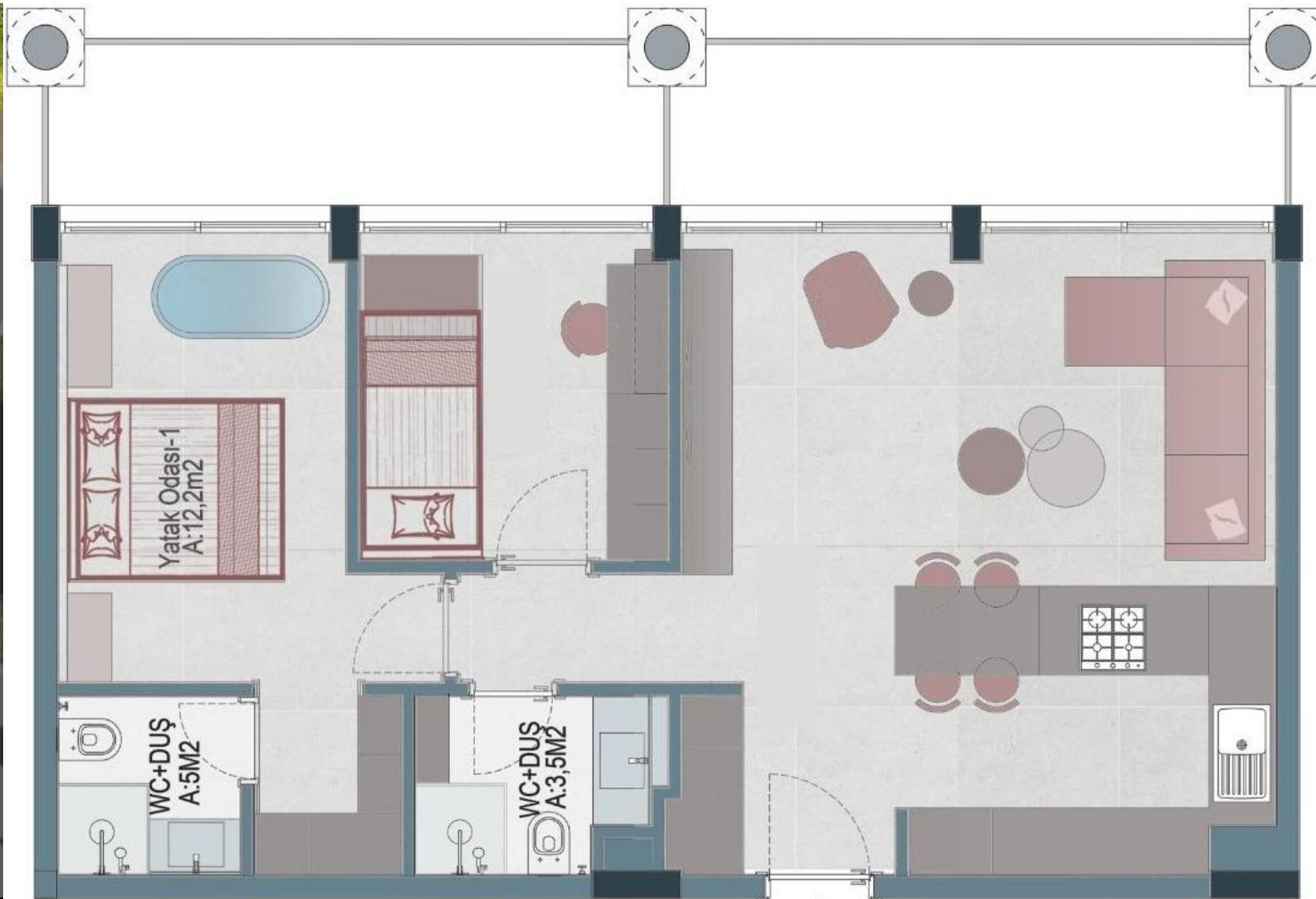




## 1+1 Garden Floor

- \* 50 m<sup>2</sup> Interior
- \* 10 m<sup>2</sup> Terraces
- \* 60 m<sup>2</sup> Total Usage Area

FULLY FURNISHED LAST  
UNIT 325,000 GBP



## 2+1 Floor Plan

### DETAILS

GROSS AREA  
**86m<sup>2</sup>**

KITCHEN &  
LIVINGROOM : 31.5m<sup>2</sup>

BEDROOM-1 : 9m<sup>2</sup>

BEDROOM-2 : 12.5m<sup>2</sup>

CLOSE AREA  
**70m<sup>2</sup>**

BATHROOM : 5m<sup>2</sup>

WC : 3.5m<sup>2</sup>

TERRACE : 16m<sup>2</sup>

FULLY FURNISHED STARTING FROM 464,500 GBP

# ALOHA BEACH RESORT HOMES



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CYPRUSCONSTRUCTIONS

# ALOHA BEACH RESORT HOMES



THESE 3Ds ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT



**CYPRUSCONSTRUCTIONS**

# ALOHA BEACH RESORT HOMES



THESE 3Ds ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT

CYPRUSCONSTRUCTIONS

# ALOHA BEACH RESORT HOMES



CYPRUSCONSTRUCTIONS

THESE 3Ds ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT

# ALOHA BEACH RESORT HOMES

PHASE 2



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*

# ALOHA BEACH RESORT HOMES

PHASE 2



**CYPRUSCONSTRUCTIONS**

*Best Properties Money Can Buy*





# ALOHA BEACH RESORT HOMES

PHASE 2



**CYPRUSCONSTRUCTIONS**

*Best Properties Money Can Buy*



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*

THESE IMAGES ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT



**2+1 Bungalow**

- \* 83 m<sup>2</sup> Interior
- \* 25 m<sup>2</sup> Terraces
- \* 120 m<sup>2</sup> Total Usage Area

FULLY FURNISHED LAST UNIT 994,750 GBP



## 3+1 Bungalow

- \* 113 m<sup>2</sup> Interior
- \* 33 m<sup>2</sup> Terraces
- \* 146 m<sup>2</sup> Total Usage Area

FULLY FURNISHED STARTING FROM 1,050,000 GBP

# MODERN SPECIFICATIONS

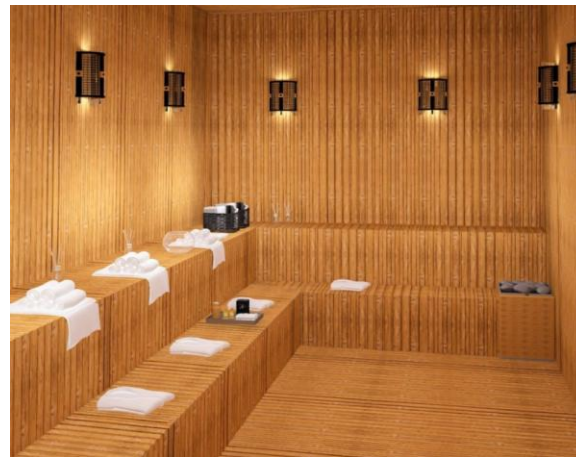
## READY TO MOVE:

- MODERN FURNITURE
- MODERN KITCHEN FITTINGS
- KITCHEN APPLIANCES
- MODERN BATHROOM FITTINGS
- AIR CONDITIONING
- ALL ACCESSORIES



## FACILITIES & FEATURES

- ✓ Indoor heated pool
- ✓ SPA (Sauna, Hammam, Massage)
- ✓ Gym
- ✓ Tennis Court
- ✓ Restaurant
- ✓ Beach and Beach cinema
- ✓ Swimming Pools with Water & Light Shows



# ***MAINTENANCE SERVICES***

- ✓ **Swimming Pool Maintenance**
- ✓ **Gardening Maintenance**
- ✓ **Cleaning of the site**
- ✓ **Leisure centre & all outdoor amenities usage**
- ✓ **Beach & Beach Facilities**
- ✓ **Stand-by generator system**
- ✓ **24/7 Management Services**
- ✓ **CCTV Security Camera System on site**
- ✓ **Shuttle Service to Golf and Supermarket (Free)**

## **Maintenance Fees:**

▶ **ALOHA BEACH RESORT => £ 150 per month for apartments**

**£ 200 per month for Villas and Bungalows**

**Contingency fee:** used to carry out any remedial works and/or major repairs and/or improvements and/or periodic maintenance works required:

**£200 per year**





# PAYMENT PLAN

---



£ 2.000 - TWO WEEKS RESERVATION  
£ 5.000 - ONE MONTH RESERVATION

35% DOWN PAYMENT

65% REMAINING

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER DECEMBER 2026

5% VAT

+

£ 3.000 CONNECTION OF ELECTRICITY AND WATER






# ALOHA

BEACH RESORT



289 UNITS

 Sold

 Available

## ALOHA BEACH RESORT PHASE I

A & B Type Apartments with  
1+1, 2+1, 3+1 Options

DECEMBER 11TH 2024

  
CYPUSCONSTRUCTIONS



  
**ALOHA**  
BEACH RESORT

**PHASE II**

V Type: 2 & 3 Bedroom Bungalows

A Type Apartments with  
1+1, 2+1, 3+1 Options

DECEMBER 11th 2024

**145 UNITS**

-  Sold
-  Available



# PHUKET

HEALTH & WELLNESS RESORT



# PHUKET HEALTH & WELLNESS RESORT



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*

# PHUKET HEALTH & WELLNESS RESORT



PHUKET II

PHUKET

PHUKET 3



**CYPBUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



# PHUKET

*Beach Club*



PHUKET

**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*













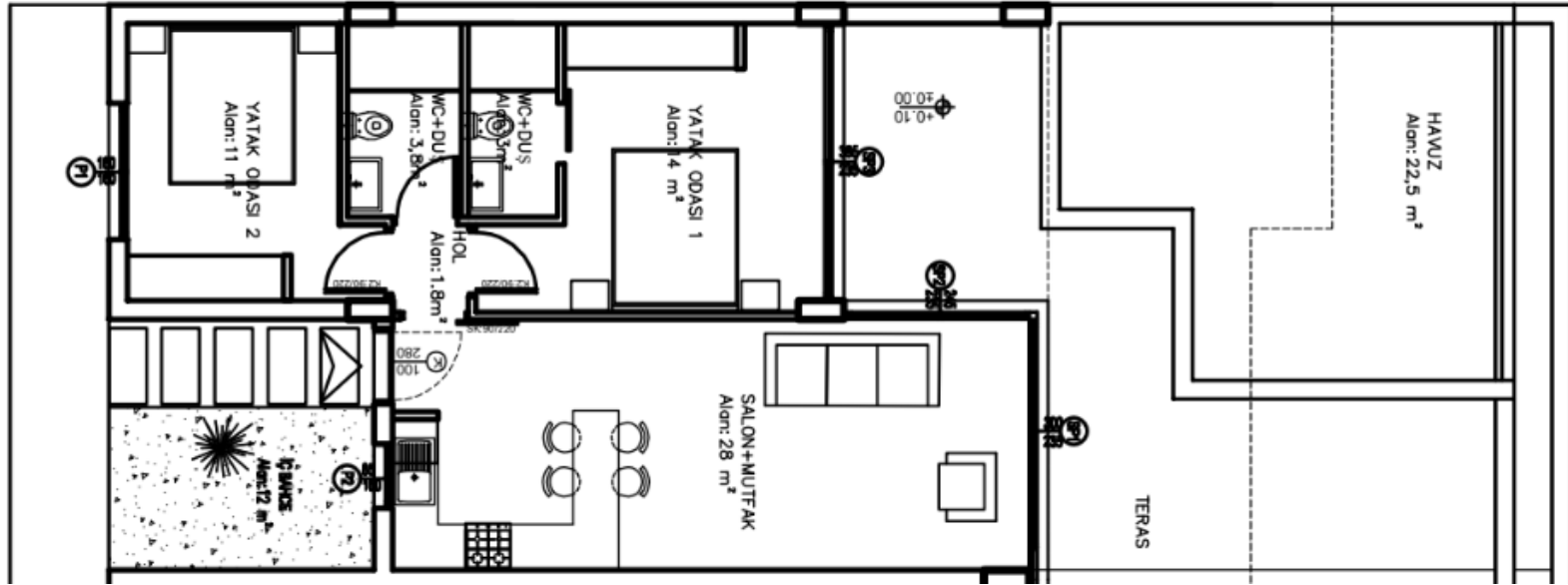




## 2+1 Garden Floor

- \* 70 m<sup>2</sup> Interior
- \* 41.5 m<sup>2</sup> Terraces
- \* 23 m<sup>2</sup> Pool
- \* 134.5 m<sup>2</sup> Total Usage Area

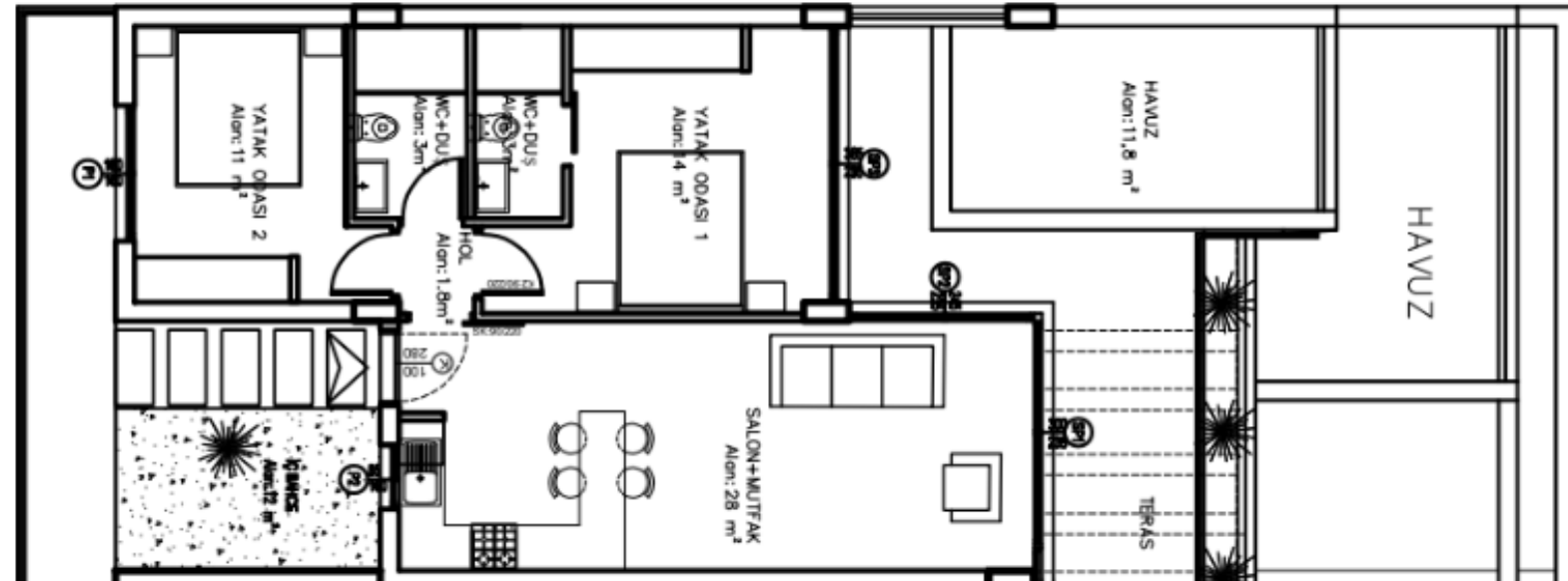
600,000 GBP



## 2+1 Penthouse

- \* 70 m<sup>2</sup> Interior
- \* 28.5 m<sup>2</sup> Terraces
- \* 11.8 m<sup>2</sup> Pool
- \* 70 m<sup>2</sup> Roof Terrace
- \* 180.3 m<sup>2</sup> Total Usage Area

650,000 GBP





PHASE 1



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*











THESE 3Ds ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT



THESE 3Ds ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT

Swimming Pool



Living / Dining and Kitchen Area: 54 m<sup>2</sup>  
 Bedroom 1 Area: 16.3 m<sup>2</sup>  
 Bedroom 1 Wc and Shower Area: 5.4 m<sup>2</sup>  
 Bedroom 2 Area: 16.3 m<sup>2</sup>  
 Bedroom 2 Wc and Shower Area: 4 m<sup>2</sup>  
 Master Bedroom 3 Area: 21.5 m<sup>2</sup>  
 Master Bedroom 3 Wc and Shower Area: 6 m<sup>2</sup>  
 Guest Wc Area: 4 m<sup>2</sup>  
 Entrance and Hall Areas: 17.5 m<sup>2</sup>  
 Total Interior Area: 145 m<sup>2</sup>

Sea Terrace Area: 23.7 m<sup>2</sup>  
 Side Terraces Area: 53.1 m<sup>2</sup>  
 Total Closed Area: 221.8 m<sup>2</sup>  
 + Roof Terrace Area (min):  
 145 m<sup>2</sup>

## 3+1 Private Villa

- \* 145 m<sup>2</sup> Interior 3+1 Villa
- \* 75 m<sup>2</sup> Terraces
- \* 145 m<sup>2</sup> Roof Terrace
- \* 365 m<sup>2</sup> Total Usage Area
- 390-485 m<sup>2</sup> Shared Pool

2,250,000 GBP



PHUKET HEALTH & WELLNESS RESORT - PHASE I

**A TYPE**  
2+1 GARDEN  
2+1 PENTHOUSE

**B TYPE**  
2+1 ECO HOME

**C TYPE**  
3+1 VILLA



# PAYMENT PLAN

---

£ 2.000 - TWO WEEKS RESERVATION  
£ 5.000 - ONE MONTH RESERVATION

35% DOWN PAYMENT

65% REMAINING STARTING DECEMBER 2024

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER DECEMBER 2027

5% VAT

+

£ 3.000 CONNECTION OF ELECTRICITY AND WATER

# PHUKET HEALTH & WELLNESS RESORT



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*





# PHUKET

*Beach Club*



PHUKET



# PHUKET HEALTH & WELLNESS RESORT



PHASE 2



# PHUKET HEALTH & WELLNESS RESORT



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*





PHUKET HEALTH & WELLNESS RESORT





# PHUKET HEALTH & WELLNESS RESORT

# PHUKET HEALTH & WELLNESS RESORT



  
**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



2  
PHUKET  
HEALTH & WELLNESS PROJECT



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*

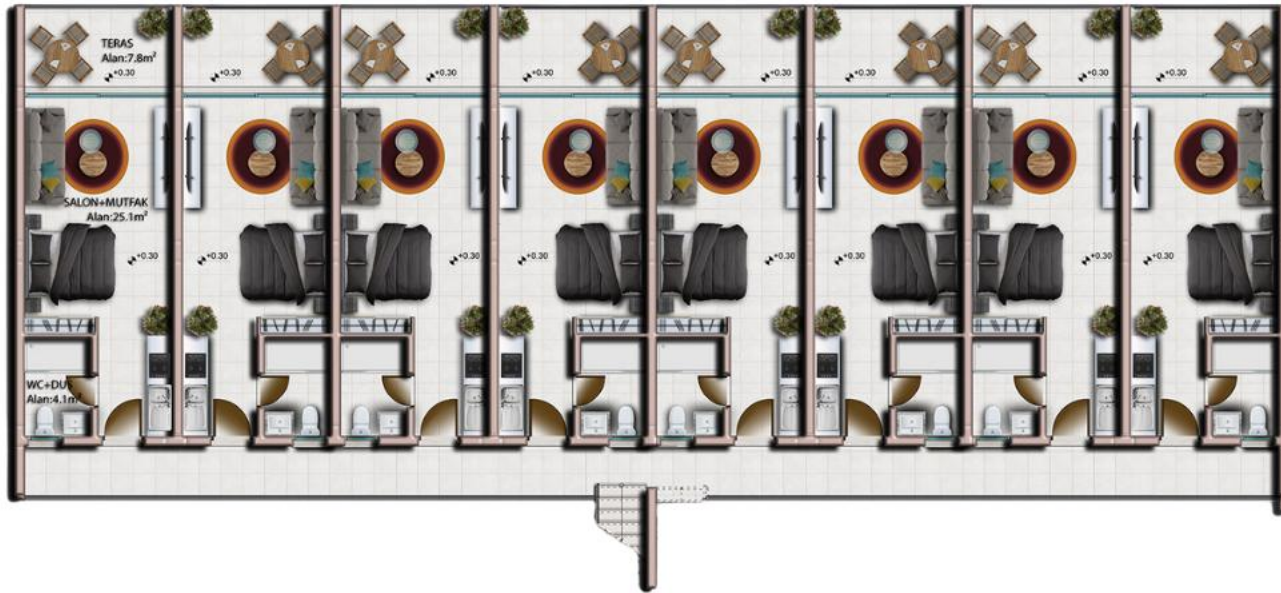








# Studio Floor plan



## Studio Garden Floor

- \* 35 m<sup>2</sup> Interior
- \* 8 m<sup>2</sup> Terraces
- \* 43 m<sup>2</sup> Total Usage Area

STARTING FROM 165,000 GBP



## Studio Penthouse

- \* 35 m<sup>2</sup> Interior
- \* 8 m<sup>2</sup> Terraces
- \* 35 m<sup>2</sup> Roof Terrace
- \* 78 m<sup>2</sup> Total Usage Area

STARTING FROM 187,250 GBP

With Sea view



2+1 APARTMENT



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*

THESE IMAGES ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT

# Two Bedroom Apartment

With Sea and Mountain view

## 2+1 Garden Floor

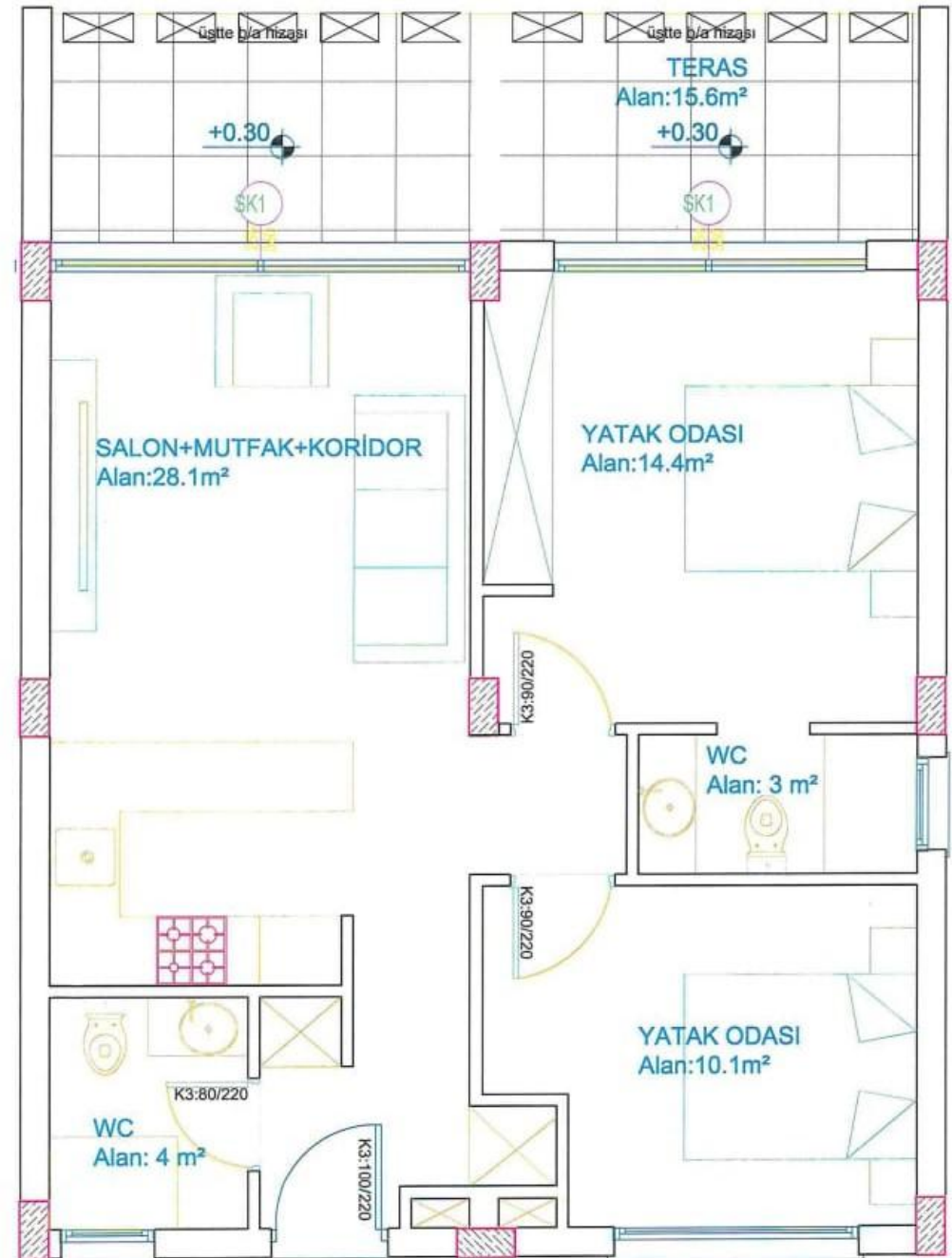
- \* 70 m<sup>2</sup> Interior
- \* 16 m<sup>2</sup> Terraces
- \* 86 m<sup>2</sup> Total Usage Area

320,000 GBP

## 2+1 Penthouse

- \* 70 m<sup>2</sup> Interior
- \* 16 m<sup>2</sup> Terraces
- \* 70 m<sup>2</sup> Roof Terrace
- \* 156 m<sup>2</sup> Total Usage Area

350,000 GBP













**1+1 Garden Floor**

- \* 50 m<sup>2</sup> Interior
- \* 10 m<sup>2</sup> Terraces
- \* 60 m<sup>2</sup> Total Usage Area

225,000 GBP

1+1 Garden floor plan





## 2+1 Loft Penthouse

- \* 75 m<sup>2</sup> Interior
- \* 10 m<sup>2</sup> Terraces
- \* 50 m<sup>2</sup> Roof Terrace
- \* 135 m<sup>2</sup> Total Usage Area

STARTING FROM 285,750 GBP

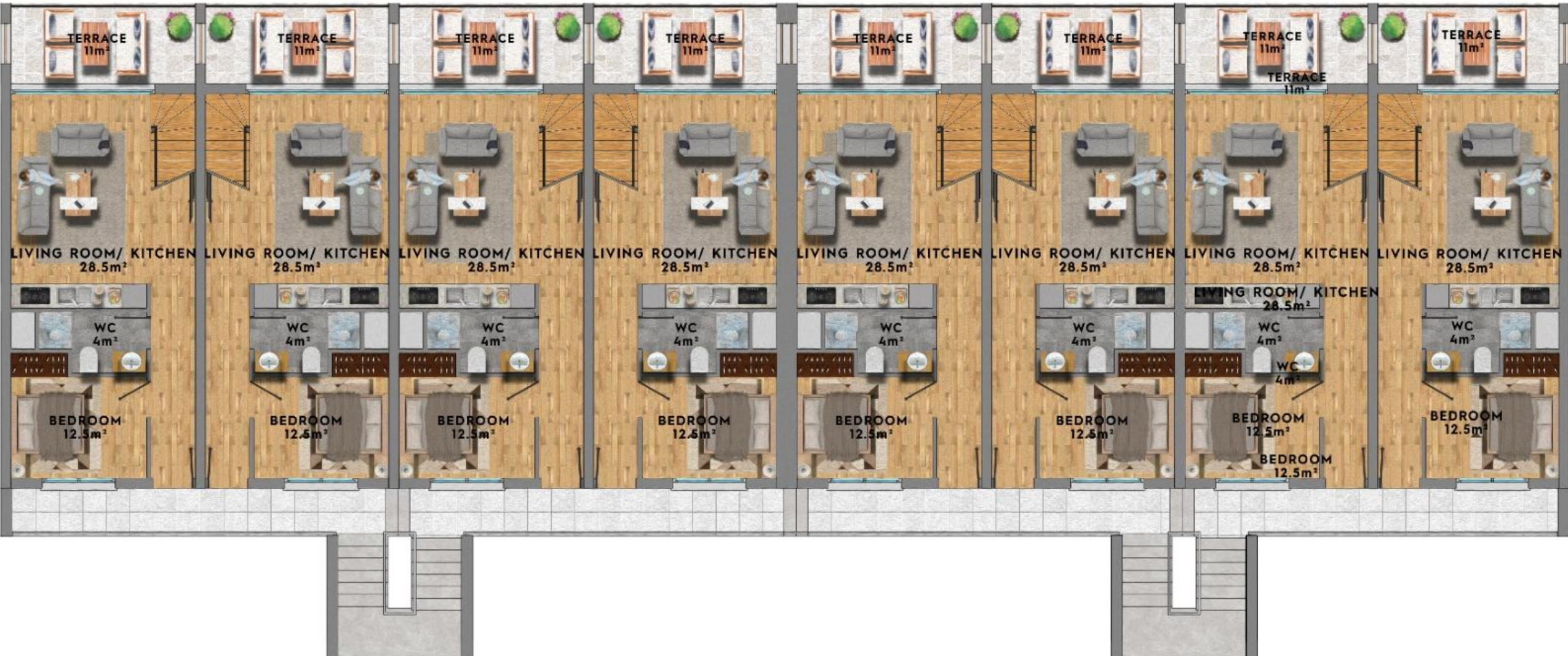




## 2+1 Loft Penthouse

- \* 75 m<sup>2</sup> - closed area
- \* 10 m<sup>2</sup> - terrace
- \* 50 m<sup>2</sup> - roof terrace

Total Usage Area – 135 m<sup>2</sup>



## 2+1 Loft Penthouse - Mezzanine floor plan





2

PHUKET

HEALTH & WELLNESS RESORT



CYPRUSCONSTRUCTIONS

*Best Properties Money Can Buy*



PHASE 2

  
PHUKET 2  
HEALTH & WELLNESS RESORT

  
CYPRUS CONSTRUCTIONS  
*Best Properties Money Can Buy*











## 3+1 Semi-Detached Villa

- \* 103 m<sup>2</sup> Interior
- \* 22 m<sup>2</sup> Terraces
- \* 38 m<sup>2</sup> Private Pool
- \* 103 m<sup>2</sup> Roof Terrace
- \* 266 m<sup>2</sup> Total Usage Area

STARTING FROM  
750,000 GBP



## FACILITIES & FEATURES



- ✓ Indoor heated pool
- ✓ SPA (Sauna, Hammam, Massage)
- ✓ Gym , Health center
- ✓ Tennis Court
- ✓ Restaurant
- ✓ Beach and Beach facilities
- ✓ Art zone
- ✓ Swimming Pools with waterfalls
- ✓ Dental clinic , body checkup ,  
emergency assistance



# PAYMENT PLAN

---

£ 2.000 - TWO WEEKS RESERVATION

£ 5.000 - ONE MONTH RESERVATION

35% DOWN PAYMENT

65% REMAINING

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER MARCH 2027

5% VAT

+

£ 3.000 CONNECTION OF ELECTRICITY AND WATER



# *MAINTENANCE SERVICES*

- ✓ **Swimming Pool Maintenance**
- ✓ **Gardening Maintenance**
- ✓ **Cleaning of the site**
- ✓ **Leisure centre & all outdoor amenities usage**
- ✓ **Stand-by generator system**
- ✓ **24/7 Management Services**
- ✓ **CCTV Security Camera System on site**
- ✓ **Shuttle Service to Korenium Golf and Supermarket**

## **Maintenance Fees :**

### ▶ **Phuket Health and Wellness Resort**

**£100 for all apartments and £200 for semi-attached villas / Villas (per month)**

**Contingency fee:** used to carry out any remedial works and/or major repairs and/or improvements and/or periodic maintenance works required:

**£200 per year**



**A TYPE**  
1+1 GROUND FLOOR  
2+1 LOFT PENTHOUSE

**B TYPE**  
STUDIO  
OPTIONAL: 1+1, 2+1, 3+1, 4+1

**C TYPE**  
SEMI-ATTACHED VILLAS

Gym | Hamam | Sauna | Massage | Indoor Pool | Tennis Court  
Beauty Center | Restaurant | Walking Paths | Cycling Routes  
Hiking Routes | Dentist | Healing / Yoga | Clinics



655 UNITS

- Sold
- Available



# PHUKET HEALTH & WELLNESS RESORT





3

# PHUKET

HEALTH & WELLNESS RESORT



**CYPRUSCONSTRUCTIONS**

*Best Properties Money Can Buy*











# PHASE 3 Villas



PHUKET  
HEALTH & WELLNESS RESORT



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*

# PHASE 3 Villas



  
**PHUKET**  
HEALTH & WELLNESS RESORT

  
**CYPRUSCONSTRUCTIONS**  
THE BEST PROPERTIES MONEY CAN BUY

  
**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*

**Villas 3+1 187 m<sup>2</sup> interior**

- **Private pool (30m<sup>2</sup>)**
- **Garden floor / first floor (93.5m<sup>2</sup>/93.5m<sup>2</sup>)**
- **Terraces total (25m<sup>2</sup>)**
- **Total Usage (242m<sup>2</sup>)**

STARTING FROM 1,072,500 GBP





## Villas 6+1 – 279 m<sup>2</sup> interior

- **Optional rooms**
- **3 floors each (93m<sup>2</sup>)**
- **Private pool (30m<sup>2</sup>)**
- **Terraces total (25m<sup>2</sup>)**
- **Total Usage (334m<sup>2</sup>)**

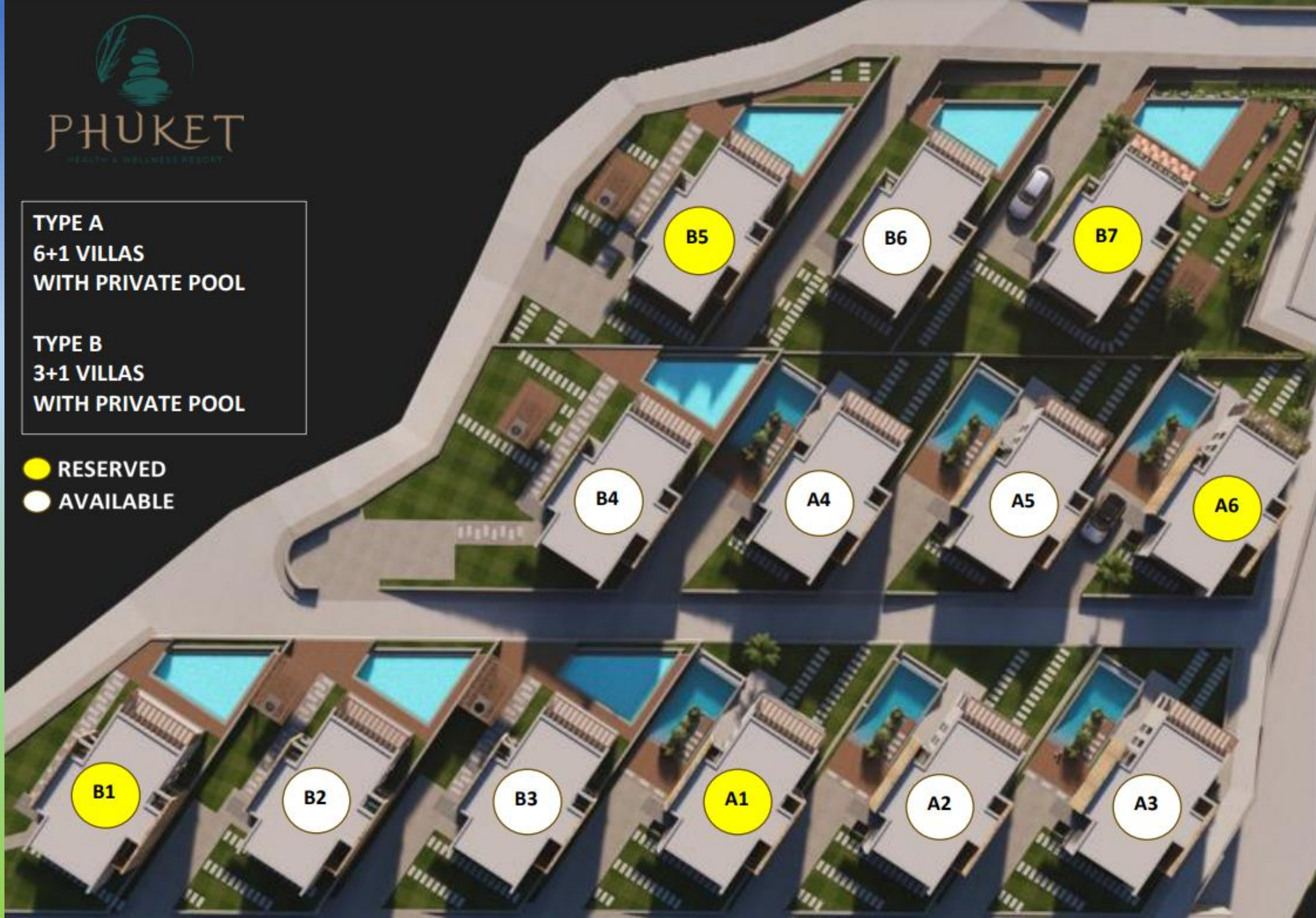
FROM 1,402,500 GBP



**TYPE A**  
6+1 VILLAS  
WITH PRIVATE POOL

**TYPE B**  
3+1 VILLAS  
WITH PRIVATE POOL

-  RESERVED
-  AVAILABLE





# PAYMENT PLAN



-----

£ 2.000 - TWO WEEKS RESERVATION  
£ 5.000 - ONE MONTH RESERVATION

35% DOWN PAYMENT

65% REMAINING STARTING JANUARY 2025

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER JANUARY 2028

5% VAT

+

£ 3.000 CONNECTION OF ELECTRICITY AND WATER

# EDREMIT VILLAS







**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



**CYPRUSCONSTRUCTIONS**

*Best Properties Money Can Buy*

# 3+1 Private Villa

- 191 m<sup>2</sup> CLOSED AREA
  - 121 m<sup>2</sup> TERRACE
  - 57 m<sup>2</sup> SWIMMING POOL / 51 m<sup>2</sup> DECORATION POOL
- GARDENS / PRIVATE PARKING /  
OUTDOOR CINEMA

STARTING FROM 1,450,000 GBP



# EDREMIT VILLAS

PRIME LOCATION ON THE HILLS OF EDREMIT OVERLOOKING KYRENIA CITY,  
CLOSE TO ALL AMENITIES, UNIVERSITIES, BEACHES, AND HOTEL CASINOS



# PAYMENT PLAN



-----

£ 2.000 - TWO WEEKS RESERVATION  
£ 5.000 - ONE MONTH RESERVATION

35% DOWN PAYMENT

65% REMAINING STARTING JANUARY 2025

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER JANUARY 2028

5% VAT

+

£ 3.000 CONNECTION OF ELECTRICITY AND WATER



BAHAMAS  
HOMES




coming soon to change your

*lifestyle*



# BAHAMAS HOMES

THREE PHASES,  
ONE COMMUNITY,  
FROM SEA TO  
MOUNTAINS

- 
-  PHASE 1 113 UNITS
  -  PHASE 2 284 UNITS
  -  PHASE 3 304 UNITS







Phase 2

Phase 1

Phase 3



Unique Sea & Mountain View



Phase I  
TYPE B



Phase I  
TYPE B



Phase I  
TYPE B



# B type Floor plan

## GROUND FLOOR APARTMENT



**3 Bed Garden 95 m<sup>2</sup>**  
**\* 39 m<sup>2</sup> Terrace**  
**\* 34 m<sup>2</sup> Private Pool**  
**\* 168 m<sup>2</sup> Total usage area**

**2 Bed Garden 90 m<sup>2</sup>**  
**\* 36 m<sup>2</sup> Terrace**  
**\* 27 m<sup>2</sup> Private Pool**  
**\* 153 m<sup>2</sup> Total usage area**

600,000 GBP

575,000 GBP

Phase I  
BEACH VILLA



Phase I  
BEACH VILLA



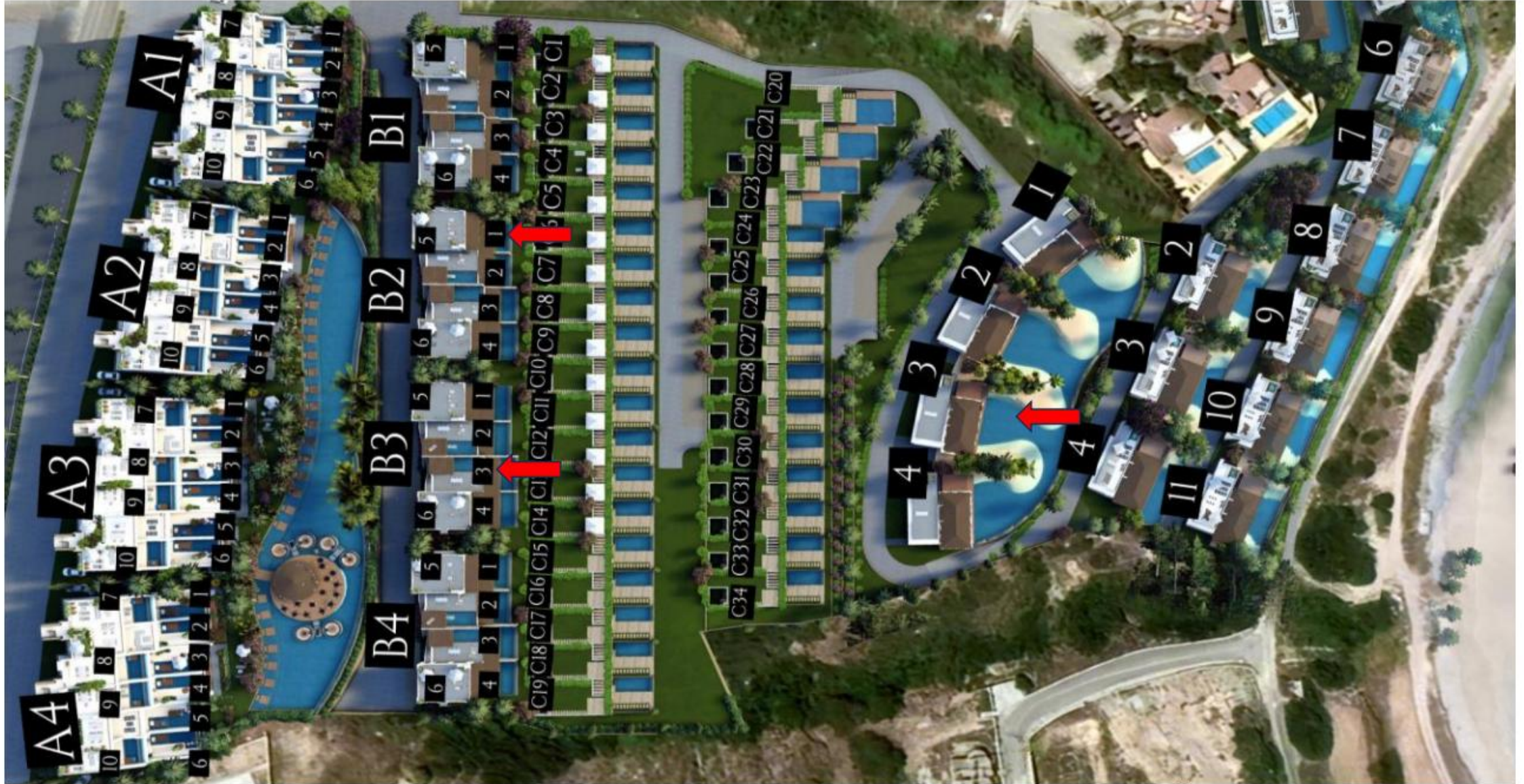




## 4+1 Beach Villa

- \* 157m<sup>2</sup> interior
- \* 66 m<sup>2</sup> Terrasse
- \* 75 m<sup>2</sup> Roof terrasse
- \* 298 m<sup>2</sup> Total usage area

2,500,000 GBP



224 Studio

30 units 1+1 Garden  
30 units 2+1 Penthouse

PHASE II



PHASE II



PHASE II



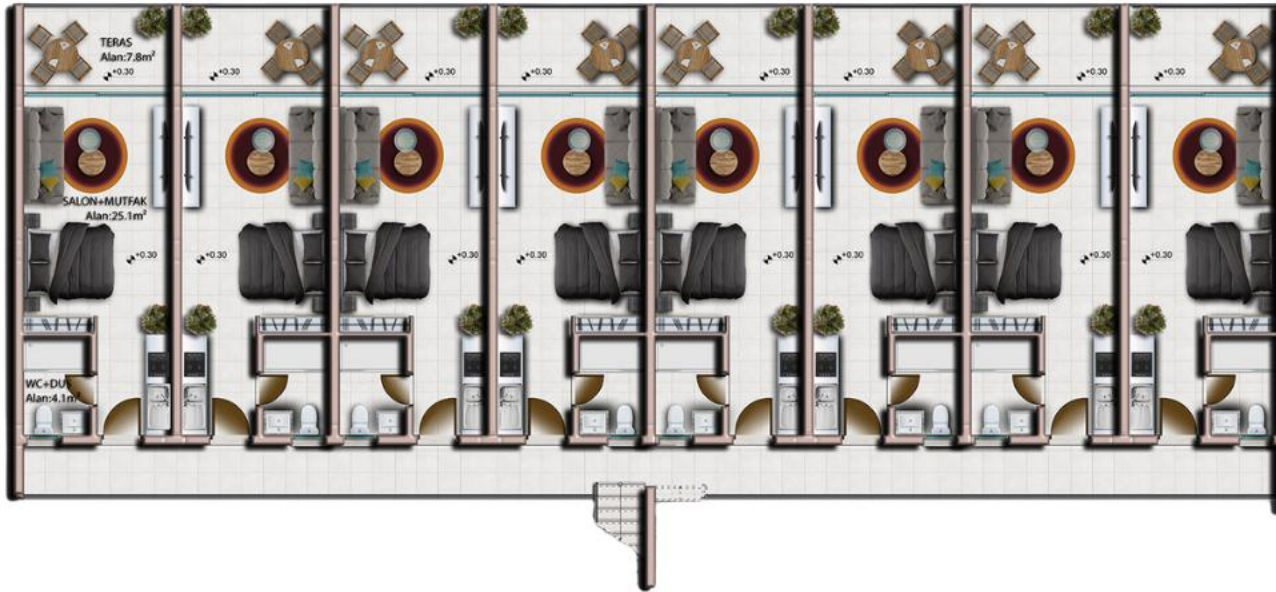
PHASE II





# Studio Floor plan

PHASE II



## Studio Garden Floor

- \* 35 m<sup>2</sup> Interior
- \* 8 m<sup>2</sup> Total Terraces
- \* 43 m<sup>2</sup> Total Usage Area

STARTING FROM 171,250 GBP



## Studio Penthouse

- \* 35 m<sup>2</sup> Interior
- \* 8 m<sup>2</sup> Total Terraces
- \* 35 m<sup>2</sup> Roof Terrace
- \* 78 m<sup>2</sup> Total Usage Area

STARTING FROM 175,000 GBP









**PHASE II**

**2+1 Loft Penthouse**  
 \* 75 m<sup>2</sup> Interior  
 \* 10 m<sup>2</sup> Total Terraces  
 \* 50 m<sup>2</sup> Roof Terrace  
 \* 135 m<sup>2</sup> Total Usage Area  
**LAST 3 UNITs AVAILABLE**

320,950 GBP

# PHASE II

## 2+1 Loft Penthouse - Mezzanine floor plan

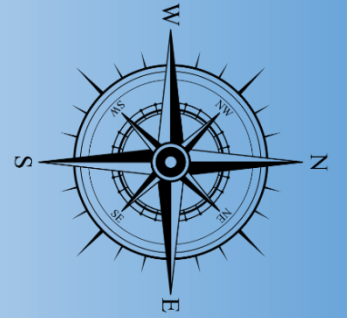




BAHAMAS  
HOMES

BAHAMAS HO

Last Updated: NO



BAHAMAS  
HOMES

284 units



BAHAMAS

HOMES

PHASE III



PHASE III





PHASE III



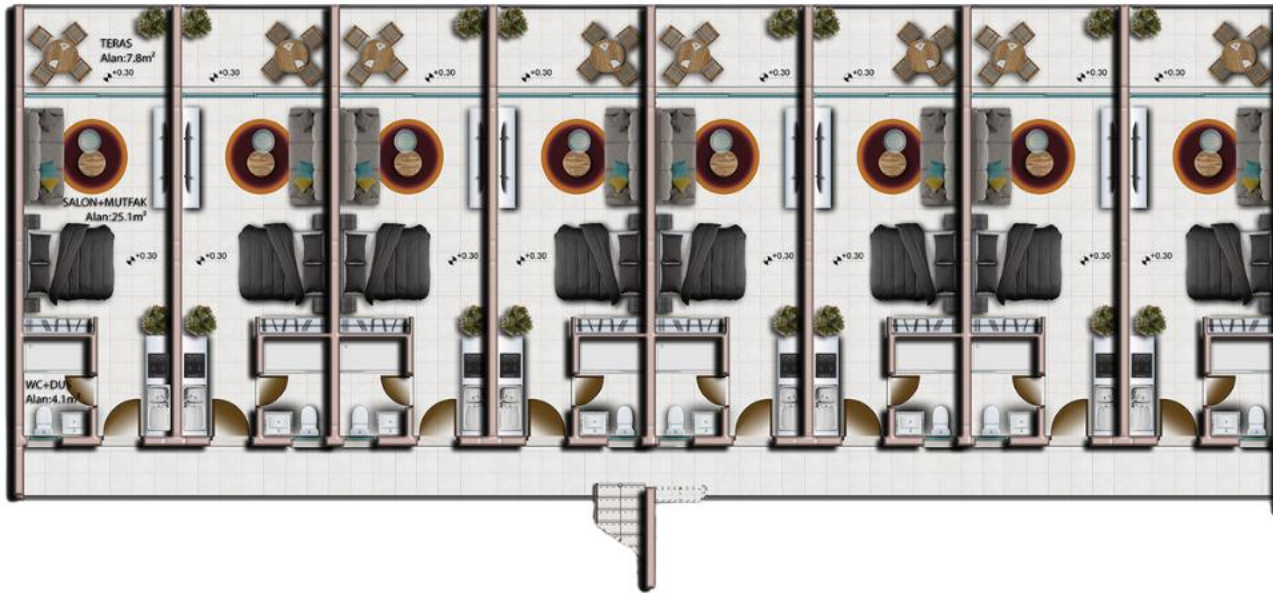
PHASE III







# Studio Floor plan



## Studio Garden Floor

- \* 35 m<sup>2</sup> Gross Area
- \* 8 m<sup>2</sup> Total Terraces
- \* 43 m<sup>2</sup> Total Usage Area

STARTING FROM 149,800 GBP



## Studio Penthouse

- \* 35 m<sup>2</sup> Gross Area
- \* 8 m<sup>2</sup> Total Terraces
- \* 35 m<sup>2</sup> Roof Terrace
- \* 78 m<sup>2</sup> Total Usage Area

STARTING FROM 171,250 GBP



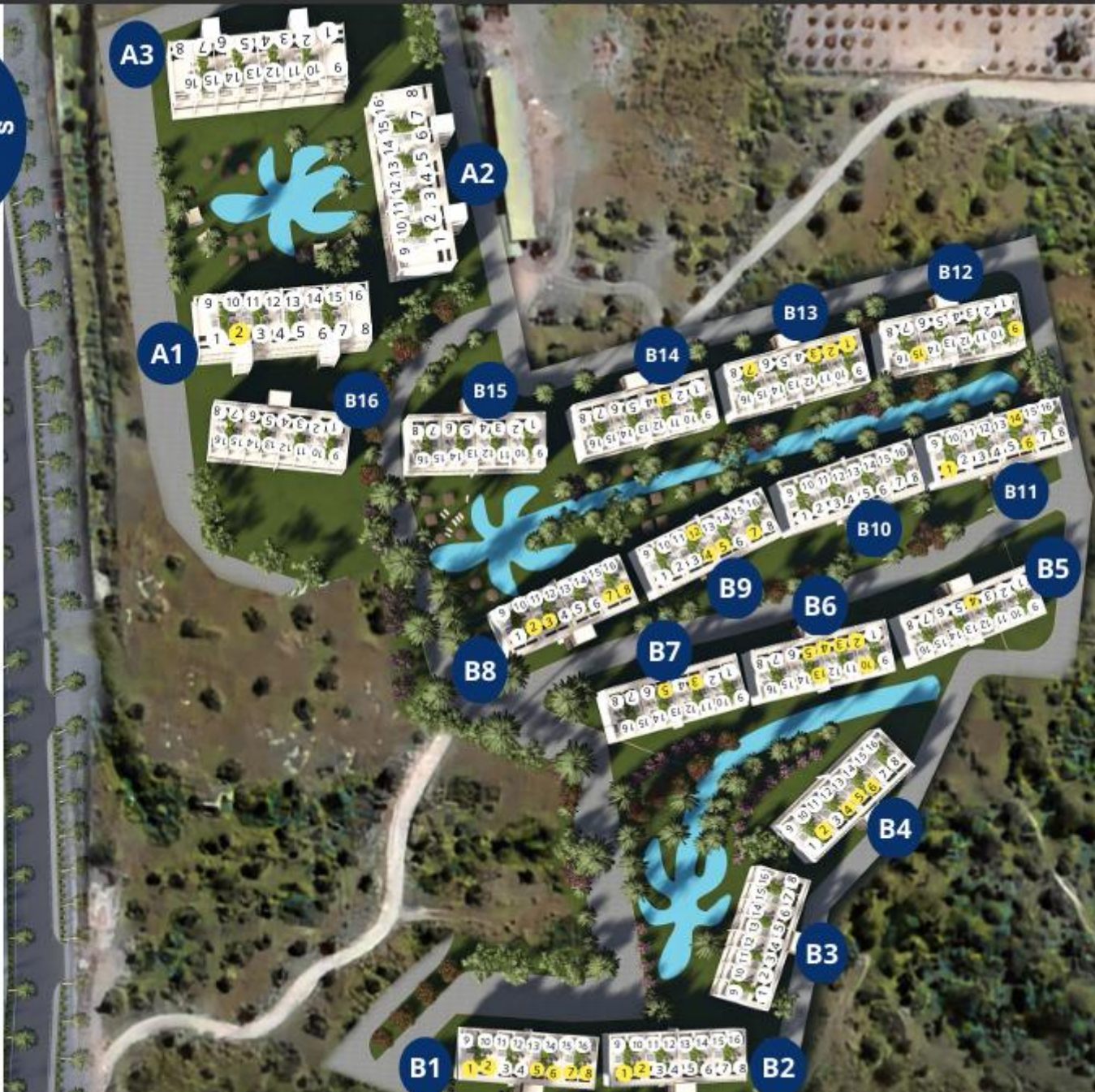
**1+1 GARDEN**  
**\* 50 m<sup>2</sup> Interior**  
**\* 10 m<sup>2</sup> Total Terraces**  
**\* 60 m<sup>2</sup> Total Usage Area**

STARTING FROM 225,000 GBP

# PHASE III

## 1+1 Garden floor plan





**BAHAMAS  
HOMES**

## AVAILABILITY MAP

DEC 10th 2024

**A BLOCKS** - ONE BEDROOM GARDEN APARTMENTS & TWO BEDROOM LOFT PENTHOUSE APARTMENTS

**B BLOCKS** - STUDIO GARDEN APARTMENTS & STUDIO PENTHOUSE APARTMENTS

#1 - #8 GARDEN APARTMENTS

#9 - #16 PENTHOUSE APARTMENTS



AVAILABLE



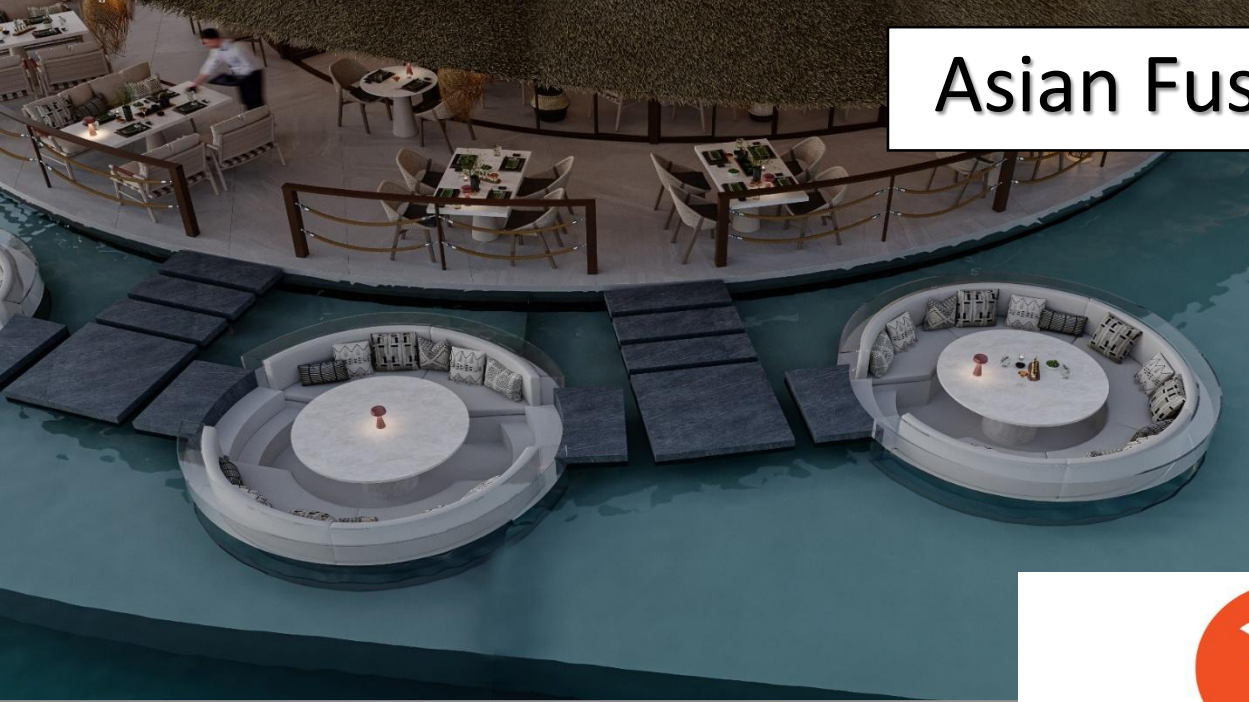
RESERVED



**CYPRUSCONSTRUCTIONS**



# Asian Fusion Cuisine



**Californian**  
Restaurant





ON SITE

MARKET

GROCERY STORE

KIDS PLAY AREA

PHARMACY

EXCHANGE  
OFFICE



## SPA & WELNESS CENTER

INDOOR  
HEATED POOL

MASSAGE

SAUNA

HAMAM

COLD SHOWER

JACCUZI

BEAUTY CENTER

FITNESS CENTER

# MAINTENANCE SERVICES



- ✓ **Swimming Pool Maintenance**
- ✓ **Gardening Maintenance**
- ✓ **Cleaning of the site**
- ✓ **Leisure centre & all outdoor amenities usage**
- ✓ **Beach & Beach Facilities**
- ✓ **Stand-by generator system**
- ✓ **24/7 Management Services**
- ✓ **CCTV Security Camera System on site**
- ✓ **Shuttle Service to Korenium Golf and Supermarket**

## Maintenance Fees :

- ❖ Bahamas Phase 1 = £120 per month + £30 with pool option
- ❖ Bahamas Phase 2 = £60 per month
- ❖ Bahamas Phase 3 = £70 per month

**Contingency fee:** used to carry out any remedial works and/or major repairs and/or improvements and/or periodic maintenance works required:  
**£200 per year**





BAHAMAS  
HOMES

# PAYMENT PLAN

---



£ 2.000 - TWO WEEKS RESERVATION  
£ 5.000 - ONE MONTH RESERVATION

35% DOWN PAYMENT

65% REMAINING

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER DECEMBER 2025 ( PHASE 1/2)  
JUNE 2026 (PHASE 3)

5% VAT

+

£ 3.000 CONNECTION OF ELECTRICITY AND WATER



# HAWAII

## HOMES



HAWAII  
HOMES













# Studio Floor plan



## Studio Garden Floor

- \* 35 m<sup>2</sup> Gross Area
- \* 8 m<sup>2</sup> Total Terraces
- \* 43 m<sup>2</sup> Total Usage Area

STARTING FROM 165,000 GBP



## Studio Penthouse

- \* 35 m<sup>2</sup> Gross Area
- \* 8 m<sup>2</sup> Total Terraces
- \* 35 m<sup>2</sup> Roof Terrace
- \* 78 m<sup>2</sup> Total Usage Area

STARTING FROM 195,000 GBP



**1+1 GARDEN**

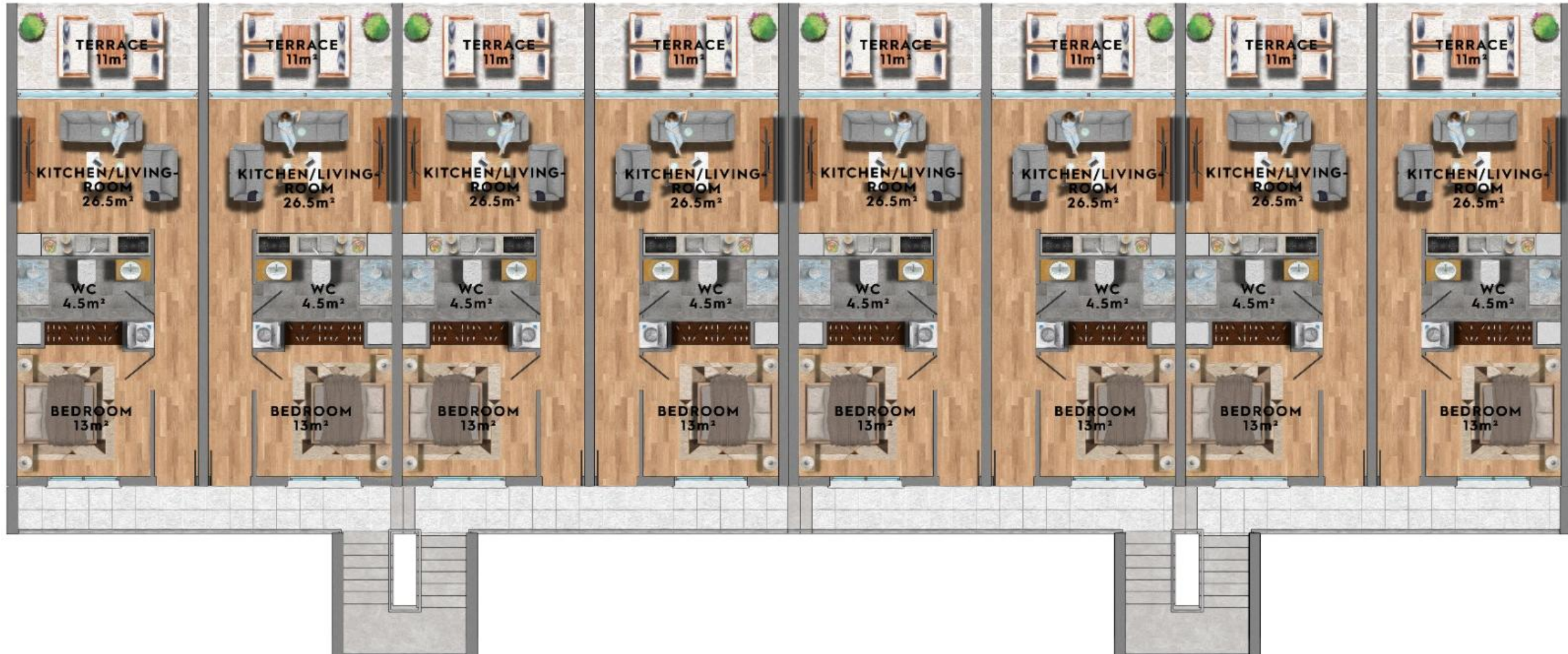
\* 50 m<sup>2</sup> Interior

\* 10 m<sup>2</sup> Total Terraces

\* 60 m<sup>2</sup> Total Usage Area

LAST UNIT 250,000 GBP

# 1+1 Garden floor plan





## 2+1 Loft Penthouse

- \* 75 m<sup>2</sup> Interior
- \* 10 m<sup>2</sup> Terraces
- \* 50 m<sup>2</sup> Roof Terrace
- \* 135 m<sup>2</sup> Total Usage Area

329,450 GBP









## 2+1 Loft Penthouse

- \* 75 m<sup>2</sup> - closed area
- \* 10 m<sup>2</sup> - terrace
- \* 50 m<sup>2</sup> - roof terrace

Total Usage Area – 135 m<sup>2</sup>



## 2+1 Loft Penthouse - Mezzanine floor plan





**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*





THESE 3Ds ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT



THESE 3Ds ARE MEANT TO BE AS AN EXAMPLE, FINAL COMPLETION MAY BE DIFFERENT

  
**CYPRUSCONSTRUCTIONS**  
*Best Properties Money Can Buy*



Living / Dining and Kitchen Area: 54 m<sup>2</sup>

Bedroom 1 Area: 16.3 m<sup>2</sup>

Bedroom 1 Wc and Shower Area: 5.4 m<sup>2</sup>

Bedroom 2 Area: 16.3 m<sup>2</sup>

Bedroom 2 Wc and Shower Area: 4 m<sup>2</sup>

Master Bedroom 3 Area: 21.5 m<sup>2</sup>

Master Bedroom 3 Wc and Shower Area: 6 m<sup>2</sup>

Guest Wc Area: 4 m<sup>2</sup>

Entrance and Hall Areas: 17.5 m<sup>2</sup>

Total Interior Area: 145 m<sup>2</sup>

Sea Terrace Area: 23.7 m<sup>2</sup>

Side Terraces Area: 53.1 m<sup>2</sup>

Total Closed Area: 221.8 m<sup>2</sup>

+ Roof Terrace Area (min):

145 m<sup>2</sup>

## 3+1 Private Villa

\* 145 m<sup>2</sup> Interior 3+1 Villa

\* 75 m<sup>2</sup> Terraces

\* 145 m<sup>2</sup> Roof Terrace

• 365 m<sup>2</sup> Total Usage Area

1,500,000 GBP



**HAWAII**  
HOMES

# Hawaii Facilities

**INDOOR HEATED  
POOL**



**SPA (SAUNA,  
MASSAGE, HAMAM)**



**GYM**

**TENNIS COURT**



# *MAINTENANCE SERVICES*

- ✓ **Swimming Pool Maintenance**
- ✓ **Gardening Maintenance**
- ✓ **Cleaning of the site**
- ✓ **Leisure centre & all outdoor amenities usage**
- ✓ **Beach & Beach Facilities**
- ✓ **Stand-by generator system**
- ✓ **24/7 Management Services**
- ✓ **CCTV Security Camera System on site**
- ✓ **Shuttle Service to Korenium Golf and Supermarket**

**Maintenance Fees :**

**Hawaii Homes = £70 for all apartments - £170 for Villas. (Per Month)**

**Contingency fee:** used to carry out any remedial works and/or major repairs and/or improvements and/or periodic maintenance works required:

**£200 per year**





# PAYMENT PLAN

---



£ 2.000 - TWO WEEKS RESERVATION  
£ 5.000 - ONE MONTH RESERVATION

35% DOWN PAYMENT

65% REMAINING

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER DECEMBER 2025

5% VAT

+

£ 3.000 CONNECTION OF ELECTRICITY AND WATER



HAWAII  
HOMES

# HAWAII HOMES

Last Updated: DEC 10TH 2024















# 2+1 Garden Apartment



Jacuzzi Included

# 2+1 Garden Apartment



Furniture – AC – Kitchen White goods Included

# 2+1 Garden Apartment



B2 - 1



495,000 GBP









**2+1 Penthouse + Private Pool**



**2 Bed Penthouse 82 m<sup>2</sup>**  
**\* 12 m<sup>2</sup> Terrace**  
**\* 23 m<sup>2</sup> Private Pool**  
**\* 94 m<sup>2</sup> Roof Terrace**  
**\* 211 m<sup>2</sup> Total usage area**



**2+1 Penthouse + Private Pool**

# A type Floor plan



- 2 Bed Penthouse 82 m<sup>2</sup>**
- \* 12 m<sup>2</sup> Terrace**
- \* 23 m<sup>2</sup> Private Pool**
- \* 94 m<sup>2</sup> Roof Terrace**
- \* 211 m<sup>2</sup> Total usage area**

525,000 GBP



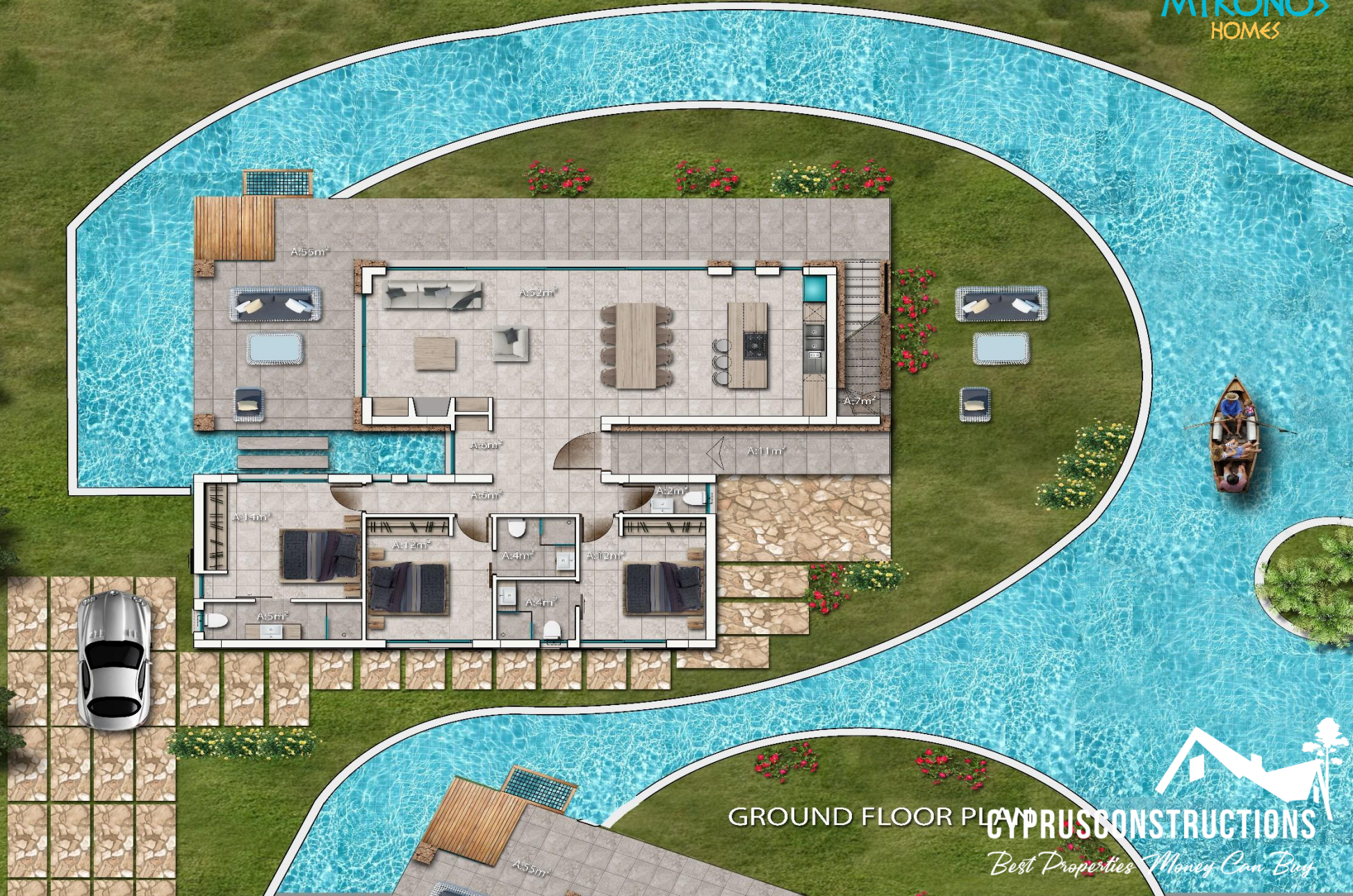








2 UNITS AVAILABLE





# *MAINTENANCE SERVICE*



- ✓ **Swimming Pool Maintenance**
- ✓ **Gardening Maintenance**
- ✓ **Cleaning of the site**
- ✓ **Leisure centre & all outdoor amenities usage**
- ✓ **Beach & Beach Facilities**
- ✓ **Stand-by generator system**
- ✓ **24/7 Management Services**
- ✓ **CCTV Security Camera System on site**
- ✓ **Shuttle Service to Korenium Golf and Supermarket (Free)**

## **Maintenance Fees:**

- ▶ **MYKONOS HOMES => £120 per month + £30 private pool maintenance**

**Contingency fee:** used to carry out any remedial works and/or major repairs and/or improvements and/or periodic maintenance works required:

**£200 per year**





# PAYMENT PLAN



-----

£ 5.000 - TWO WEEKS RESERVATION

100 % PAYMENT

5% VAT

+

£ 3.000 CONNECTION OF ELECTRICITY AND WATER



PEARL  
ISLAND







  
**PEARL**  
ISLAND

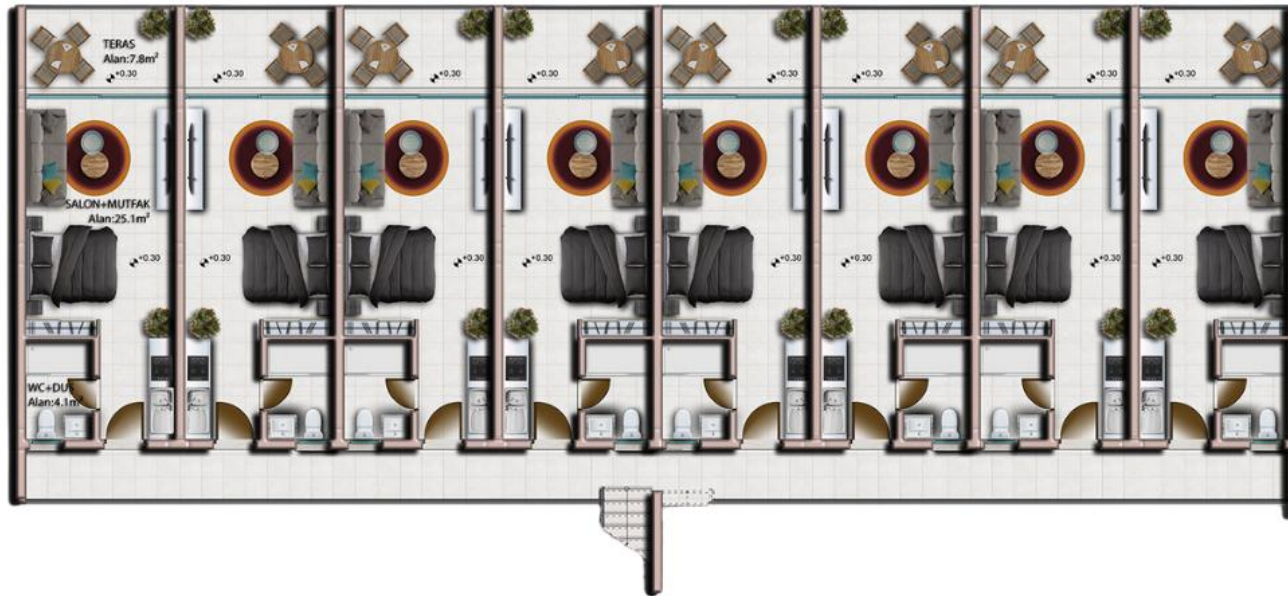








# Studio Floor plan



## Studio Garden Floor

- \* 35 m<sup>2</sup> Interior
- \* 8 m<sup>2</sup> Terraces
- \* 43 m<sup>2</sup> Total Usage Area

STARTING FROM 175,000 GBP



## Studio Penthouse

- \* 35 m<sup>2</sup> Gross Area
- \* 8 m<sup>2</sup> Total Terraces
- \* 30 m<sup>2</sup> Rooftop Terrace
- \* 79 m<sup>2</sup> Total Usage Area

**SOLD**

**OUT**



HOME OF CYPRUS CONSTRUCTIONS SALES AND RENTAL OFFICE AND CALICUP CAFÉ

PEARL ISLAND

Last Updated: 04.12.2024



# ***MAINTENANCE SERVICES***



- ✓ **Swimming Pool Maintenance**
- ✓ **Gardening Maintenance**
- ✓ **Cleaning of site**
- ✓ **CCTV Security Camera System on site**
- ✓ **Free Shuttle Service to Korenium Golf Resort and Maldives Homes to use all indoor & outdoor facilities and beach.**

## **Maintenance Fees:**

**Pearl Island Apartments => £60 per month**

**Contingency fee:** used to carry out any remedial works and/or major repairs and/or improvements and/or periodic maintenance works required:

**£200 per year**





# PAYMENT PLAN



-----

£ 5.000 - TWO WEEKS RESERVATION

100 % PAYMENT

5% VAT  
+  
£ 3.000 CONNECTION OF ELECTRICITY AND WATER



IDYLL

IDYLLIC AFFORDABLE LUXURY



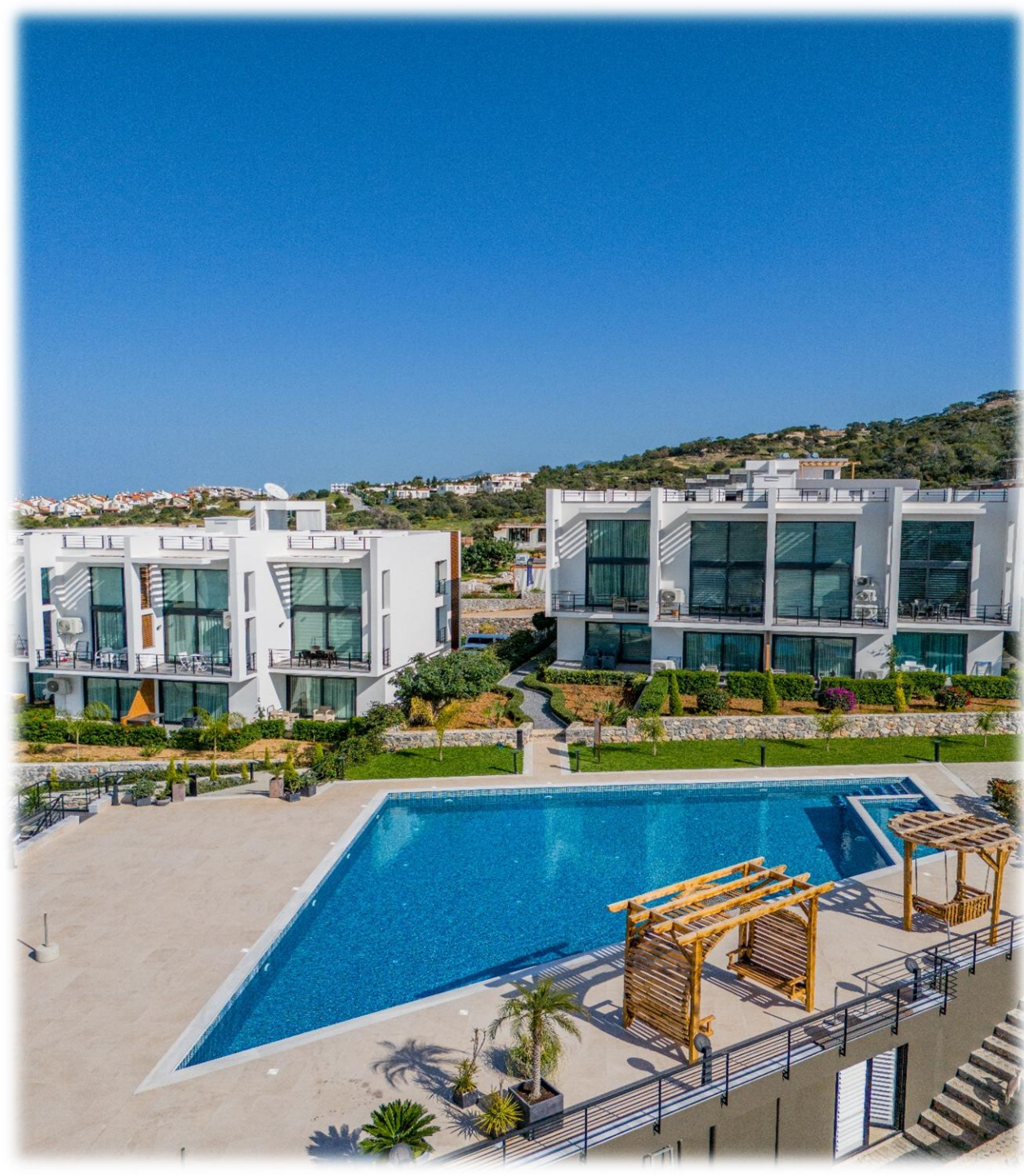






**Esentepe Beach**  
**150 mt. Walking distance**  
**from IDYLL HOMES project**







**1+1 GARDEN**  
**\* 50 m<sup>2</sup> Interior**  
**\* 10 m<sup>2</sup> Total Terraces**  
**\* 60 m<sup>2</sup> Total Usage Area**

**LAST UNIT**

**270,000 GBP**  
FULLY FURNISHED

# 1+1 Garden floor plan





**\* 2+1 Penthouse 75 m<sup>2</sup>**  
**\* 10 m<sup>2</sup> Terrace**  
**\* 25 m<sup>2</sup> Roof Terrace**  
**\* 110 m<sup>2</sup> Total Usage Area**

**FULLY FURNISHED**

**325,000 GBP**







# COMPLETED PROJECT

HOME OF CALIPUB



NO.	APARTMENT TYPE	NOTES	FLOOR	GROSS AREA M2	TERRACE M2	ROOF TERRACE	TOTAL USAGE M2	PRICE (GBP)
B2-6 (F6)	2 + 1 LOFT	FULL FURNISHED	PENTHOUSE	75	10	25	110	£ 325,000
C1-4 (G4)	2 + 1 LOFT	FULL FURNISHED	PENTHOUSE	75	10	25	110	£ 325,000
B3-2 (A2)	1 + 1 GARDEN	FULL FURNISHED	GARDEN	50	10	25	85	£ 270,000



# *MAINTENANCE SERVICES*



- ✓ **Swimming Pool Maintenance**
- ✓ **Gardening Maintenance**
- ✓ **Cleaning of site**
- ✓ **CCTV Security Camera System on site**
- ✓ **Free Shuttle Service to Korenium Golf Resort and Maldives Homes to use all indoor & outdoor facilities and beach.**

## **Maintenance Fees:**

**IDYLL Apartments => Only £60 per month**

**Contingency fee:** used to carry out any remedial works and/or major repairs and/or improvements and/or periodic maintenance works required:

**£200 per year**



# Investing in Quality: Why Our Projects Stand Out in Cyprus



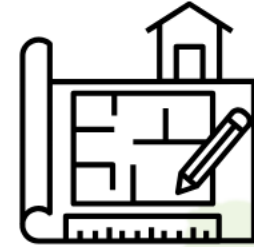
## CONSTRUCTION

MATERIALS COST 3X MORE THEN  
THE COMPETITION



## LOCATION

SEA FRONT LAND - INTERNATIONALLY  
RECOGNIZED DEEDS



## DESIGN

ORIGINAL DESIGNS - LANDSCAPED  
GARDENS - QUALITY ARCHITECTURE



## SERVICES

TOP QUALITY SERVICE IN EVERY  
DEPARTMENT



## CLIENTS

HIGH NET WORTH CLIENTELE



## COMPANY

REPUTABLE AND WELL CONNECTED  
COMPANY

# Additional Client Services



Rental Management



House-keeping Service



Laundry Service



Paying Bills



Free Shuttle Service



Airport Transfers



Car Rental Service



Bike Club



Checking the properties



Repair Works



Personal Shopping Service



**PROPERTY INSURANCE**

Property Insurance

# Rental Management



- ADVERTISING AND SEARCHING FOR CLIENTS ON THE INTERNATIONAL HOTEL RUNNER SYSTEM
- PROVIDING RENTAL GUESTS WITH TOWELS & LINEN (MARKED WITH PROJECT LOGO)
- KEY HOLDING
- CHECK-IN AND CHECK-OUT
- TAKING DEPOSIT
- CLEANING BEFORE AND AFTER
- HOME OWNER INVENTORY LIST

**Booking.com**

**OSTROVOK.RU**



**tripadvisor**



**Smobu**

**trivago**

# Rental Income



**Cyprus Constructions** Averages between **180 - 220** day per year.

2024 projections are set for **250 days**.

**Off-Plan** properties are forecasted to produce between **10-15%** ROI per year.

**Completed** properties are producing **3-6%** ROI per year if purchased at completion.

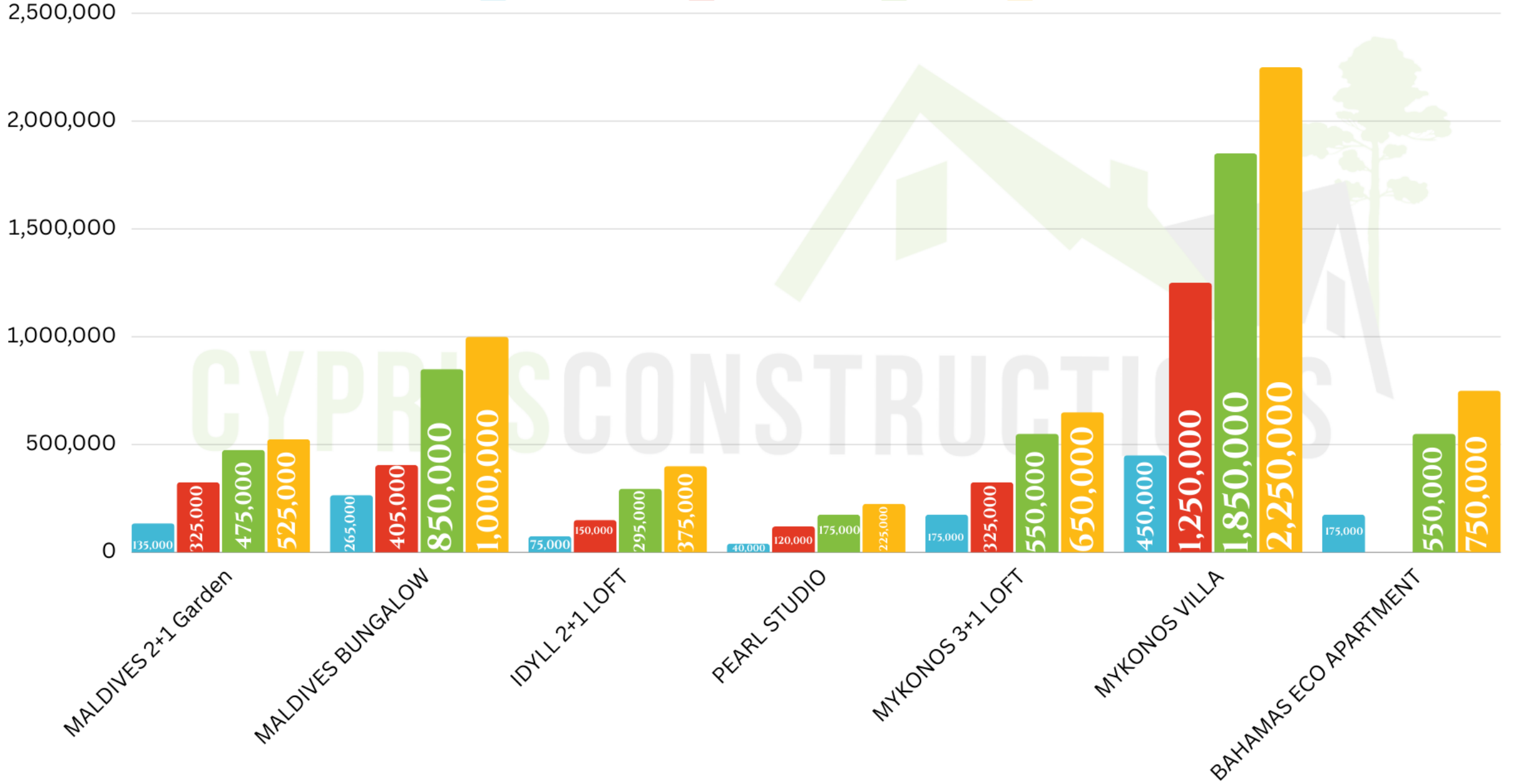
**Rental prices** have increased between **15 - 20%** every year for our projects.

**Cooperations** with the biggest tour companies on the island also support rental income.

These targets can be achieved only with **Cyprus Constructions furniture packages and rental services**, Data also depends on unit type and project.

# Capital Gains

LAUNCH PRICE COMPLETION TODAY EXPECTED



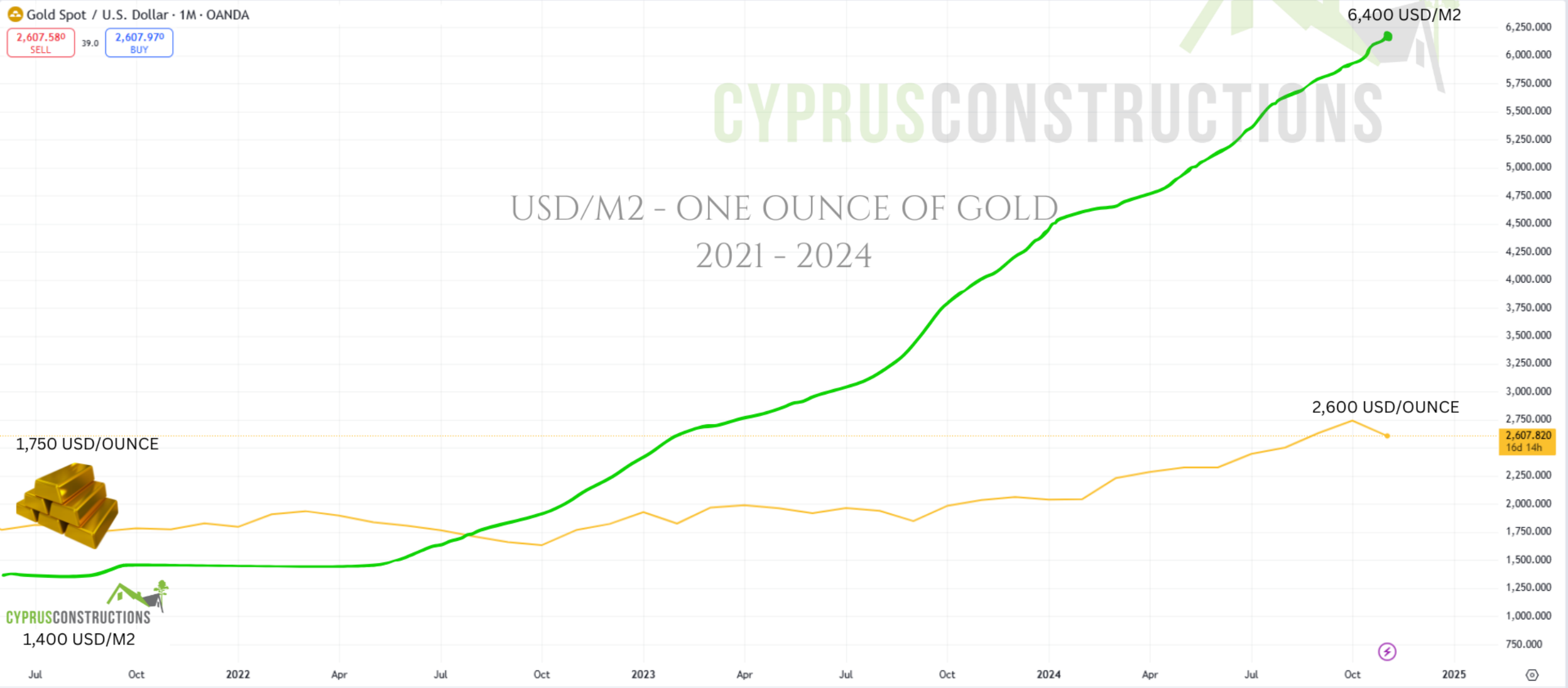
2,607.580  
SELL

39.0

2,607.970  
BUY

CYPRUSCONSTRUCTIONS

USD/M2 - ONE OUNCE OF GOLD  
2021 - 2024



6,400 USD/M2

2,600 USD/OUNCE

6,250.000  
6,000.000  
5,750.000  
5,500.000  
5,250.000  
5,000.000  
4,750.000  
4,500.000  
4,250.000  
4,000.000  
3,750.000  
3,500.000  
3,250.000  
3,000.000  
2,750.000  
2,500.000  
2,250.000  
2,000.000  
1,750.000  
1,500.000  
1,250.000  
1,000.000  
750.000

Jul Oct 2022 Apr Jul Oct 2023 Apr Jul Oct 2024 Apr Jul Oct 2025

**- CONTRACT OF SALE -**

This agreement made on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2020 in Girne, TRNC.

**Between:**

**CALIFORIAN TRADING LIMITED, MŞ9919** of TRNC. (Hereinafter referred to as the **"VENDOR"**)

**And**

\_\_\_\_\_, the holder of Republic of Belarus passport No \_\_\_\_\_ (hereinafter referred as the **"Purchaser"**)

Purchaser/s Tel. No: \_\_\_\_\_  
Purchaser/s E-mail: \_\_\_\_\_

The Purchaser has declared his intention and/or agreed to purchase the ground floor studio apartment known as **PEARL ISLAND Homes, Block C7, No:3** (hereinafter referred to as the "flat"), as shown Appendix C with equivalent 1/156 share of the land, approx. **35 meter sq** gross closed area with **8 meter sq.** shown on the attached Location Plan hereinafter referred to as **Appendix C** which is being constructed on the land with a gross area of 9,665.70 meter sq and 6,925.27 meter sq.

**- ДОГОВОР КУПЛИ-ПРОДАЖИ -**

Это соглашение заключено \_\_\_\_\_ 2020 года в Гирне,

**TRCK.**  
**Между:**

**CALIFORIAN TRADING LIMITED,** зарегистрированная под регистрационным номером **MŞ9919** в Турецкой Республике Северного Кипра. (Далее именуемый **«ПРОДАВЕЦ»**)

**И**

\_\_\_\_\_ владеец паспорта Республики Беларусь номер No: \_\_\_\_\_ (далее **«ПОКУПАТЕЛЬ»**)

№ Телефона покупателя: \_\_\_\_\_  
E-mail покупателя: \_\_\_\_\_

**ПОКУПАТЕЛЬ** объявил о своем намерении и/или согласился приобрести квартиру-студию на первом этаже в жилом комплексе **PEARL ISLAND Homes, Block C7, No.3,** (в дальнейшем именуемая как **«СОБСТВЕННОСТЬ»**) как показано в **Приложении С,** что эквивалентно приблизительно 1/156 доле земли. Закрытая общая площадь **35 м<sup>2</sup>,** с террасой общей площадью **8 м<sup>2</sup>,** как указано в прилагаемом Плана расположения, (далее именуемом **ПРИЛОЖЕНИЕМ С,** который строится на земельном участке общей площадью **9,665.70 м<sup>2</sup> и 6,925.27 м<sup>2</sup>.**

**PART II: PAYMENT AND TRANSFER OF TITLE DEED**

3. The purchase price for the Property is **£39,995.00 GBP** (thirty-nine Thousand Nine Hundred Ninety Five British Pounds). The Purchaser agrees and undertakes to pay the

**ЧАСТЬ II: ОПЛАТА И ПЕРЕДАЧА ДОКУМЕНТОВ О ПРАВЕ СОБСТВЕННОСТИ**

3. Покупная стоимость **НЕДВИЖИМОСТИ £39,995.00 GBP.** **ПОКУПАТЕЛЬ** соглашается и обязуется оплатить покупную стоимость следующим образом:

**Vendor:**  
**CALIFORIAN TRADING LIMITED**  
(MŞ9919)



**CALIFORIAN TRADING LTD.**  
M. Ş. 9919

**Purchaser:**

\_\_\_\_\_  
Witness' Name & Signature:

**ПРОДАВЕЦ:**  
**CALIFORIAN TRADING LIMITED**  
(MŞ9919)



**CALIFORIAN TRADING LTD.**  
M. Ş. 9919

**ПОКУПАТЕЛЬ:**

\_\_\_\_\_  
Имя и подпись свидетеля:



# SATIŞ SÖZLEŞMESİ

\_\_\_/\_\_\_/2024 tarihinde KKTC'de yapılan bu Satış Sözleşmesi,

5500145832 numaralı KKTC kimlik kartı hamili direktör SALİH KAYIM (Kimlik Kartı Kopyası, Ek 2) ve 4680174137 numaralı KKTC kimlik kartı sahibi direktör HATİCE MİRALAY KAYIM (Kimlik Kartı Kopyası, Ek 3) tarafından temsil edilen, KKTC'de MŞ9919 sicil numarasıyla kurulmuş ve tescil edilmiş bir şirket olan **CALIFORIAN TRADING LIMITED** (Şirket Belgeleri, Ek 1) (bundan böyle "**Satıcı**" olarak anılacaktır)

VE

\_\_\_\_\_ numaralı Türkiye kimlik kartı hamili \_\_\_\_\_ (Kimlik Kartı Kopyası, Ek 4) (bundan böyle "**Alıcı**" olarak anılacaktır)

ARASINDA gerçekleştirilmiştir.

**Alıcı**'nın adresi: \_\_\_\_\_ -  
Türkiye.

**Alıcı**'nın telefon numarası: \_\_\_\_\_

**Alıcı**'nın elektronik postası: \_\_\_\_\_

**Satıcı**, **Arsa** üzerinde inşa edilecek birim ile ilgili olarak aşağıdaki hususlarda tam mülkiyete ve/veya satış haklarına sahiptir: **Arsa**'ya 1/156 hisseli, yaklaşık brüt 35 metrekarelik kapalı alana ve brüt 8 metrekarelik teras alanına sahip olan ünitenin bulunan ve ekli yerleşim planında pembe/sarı renkli olarak (Yerleşim Planı, Ek 6) etiketli **Pearl Island Homes, Blok: C1, No: 7** (bundan böyle "**Mülk**" olarak anılacaktır).

## BU ÇERÇEVEDE:

**Satıcı**, kompleksin inşaatını tamamladıktan sonra, söz konusu **Mülk**'ün bölünmesi ve tescili ve ayrı ayrı tapu düzenlemesi için Hükümet'ne ve/veya Kaza Tapu Amirliğine ve/veya diğer ilgili dairelere başvuracaktır. **Satıcı**, **Mülk**'ün **Tamamlanma Tarihi**'nde, herhangi bir üçüncü şahıs haklarından, taahhütlerden, rehinlerden, mukabil iddialardan, masraflardan, borçlardan, ipoteklerden, yasal hak taleplerinden, mahkeme ilamlarından, önceden verilmiş taahhüt veya yükümlülüklerden müstakil bir taşınmaz **Mülk** olarak ari olacaktır.

3. **Taraflar**, yukarıdaki **Ekstralar**'ın değerinin KDV dâhil 93.348,80.-GBP olduğunu, dolayısıyla **Mülk**'ün ve yukarıda belirtilen **Ekstralar**'ın toplam değerinin 186.697,60.-GBP olacağını kabul etmektedir.
- a. Bu tutar **Alıcı** tarafından **Satış Sözleşmesi**'nin II. BÖLÜM, Madde 3(b): (ii), (v) kapsamındaki ödemelerle aynı zamanda aşağıdaki şekilde **Satıcı**'ya ödenecektir:

**Satıcı: Californian Trading Limited**

İMZA: .....  
CYPRUS CONSTRUCTIONS  
CALIFORNIAN TRADING LTD.  
MŞ: 9919  
www.cyprusconstructions.com

**Alıcı:** \_\_\_\_\_

İMZA: .....

1. Şahit: \_\_\_\_\_

2. Şahit: \_\_\_\_\_

## SATIŞ SÖZLEŞMESİ

/ /2022 tarihinde Gıme, KKTC'de yapılan bu Satış Sözleşmesi,

5500145832 numaralı KKTC kimlik kartı hamili direktör SALİH KAYIM (Kimlik Kartı Kopyası, Ek 2) ve 4680174137 numaralı KKTC kimlik kartı sahibi direktör HATİCE MİRALAY KAYIM (Kimlik Kartı Kopyası, Ek 3) tarafından temsil edilen, KKTC'de MŞ9919 sicil numarasıyla kurulmuş ve tescil edilmiş bir şirket olan CALIFORIAN TRADING

VE

numaralı Litvanya pasaportu hamili (Pasaport Kopyası, Ek 5) (bundan böyle "Alıcı" olarak anılacaktır)

ARASINDA gerçekleştirilmiştir.

Satıcı, Arsa üzerinde inşa edilecek birim ile ilgili olarak aşağıdaki hususlarda tam mülkiyete ve/veya satış haklarına sahiptir: Arsa'ya 1/113 hisseli, yaklaşık brüt 93 metrekarelik kapalı alana, brüt 45 metrekarelik teras alanına, brüt 17 metrekarelik gizli bahçe alanına ve brüt 33 metrekarelik özel havuz alanına sahip olan ve ekli yerleşim planında pembe/sarı renkli olarak (Yerleşim Planı, Ek 7) etiketli ünite **Bahamas Homes Phase I, Blok: C, No: 2** (bundan böyle "Mülk" olarak anılacaktır).

BU ÇERÇEVEDE:

INTERLOCK STONE LTD.  
MŞ: 9811

2

## CONTRACT OF SALE

This Contract of Sale is made on the \_\_\_ day of \_\_\_\_\_, 2022 in Kyrenia, TRNC

BETWEEN:

**CALIFORIAN TRADING LIMITED** (Company Documents, Attachment 1), a company incorporated and registered in TRNC with registration number MŞ9919 represented by its director SALİH KAYIM (Identity Card Copy, Attachment 2), bearer of the TRNC identity card numbered 5500145832 and by its director HATİCE MİRALAY KAYIM (Identity Card Copy, Attachment 3), bearer of the TRNC

AND

bearer of the Lithuania passport numbered (Passport Copy, Attachment 5) (hereinafter referred to as the "Purchaser").

The Vendor is in full possession of and/or have selling rights with regard to the unit to be built on the Land with following particulars: **Bahamas Homes Phase I, Blok: C, No: 2** with equivalent 1/113 share of the land, approximately 93 square metre gross closed area, 45 square metre gross terrace area, 17 square metre gross secret garden area and 33 square metre gross private swimming pool area situated and as coloured in pink/yellow in the attached site plan (Site Plan, Attachment 7) labelled (hereinafter referred to as the "Property").

WHEREAS:

CYPRUS CONSTRUCTIONS  
Califonian Trading Limited  
MŞ: 9811  
www.cyprusconstructions.com

3

Additional items included in price

- All plumbing included - piping/taps
- Water heating system
- All internal walls to be painted
- All doors internal and external to include locks and handles
- Sewage system

3. The Parties hereby agree that the value of the above Extras is 87,500.00.-GBP thus the total value for the Property and the above-stated Extras shall be 175,000.00.-GBP.
- a. This amount shall be paid by the Purchaser to the Vendor at the same time as the payments under PART II, Clause 3 (b): (i), (ii), (iii), (iv) and (v) of the Contract of Sale respectively as follows:

INTERLOCK STONE LTD.  
MŞ: 9811

CYPRUS CONSTRUCTIONS  
Califonian Trading Limited  
MŞ: 9819  
www.cyprusconstructions.com

3

address specified on the front page of the Agreement. However, if the state increases the VAT value for the sale of property and/or the prices and services listed as the Extras more than 5% in the future until the title deed of the unit is transferred to the Purchaser's name, the Purchaser will pay the difference to the Vendor in seven days after a notice is sent by the Vendor regarding such change.

13. This Agreement has been prepared in three (3) copies and has been executed by the Parties in the presence of the witnesses below.

Vendor: CALIFORIAN TRADING LTD. and/or SALİH KAYIM

Signature: .....

CYPRUS CONSTRUCTIONS  
Califonian Trading Limited  
MŞ: 9819  
www.cyprusconstructions.com

INTERLOCK STONE LTD. and/or SALİH KAYIM

Signature: .....

INTERLOCK STONE LTD.  
MŞ: 9811

Purchaser: .....

Signature: .....

## SATIŞ SÖZLEŞMESİ

/ /2024 tarihinde KKTC'de yapılan bu Satış Sözleşmesi,

5500145832 numaralı KKTC kimlik kartı hamili direktör SALİH KAYIM (Kimlik Kartı Kopyası, Ek 2) ve 4680174137 numaralı KKTC kimlik kartı sahibi direktör HATİCE MİRALAY KAYIM (Kimlik Kartı Kopyası, Ek 3) tarafından temsil edilen, KKTC'de MŞ9919 sicil numarasıyla kurulmuş ve tescil edilmiş bir şirket olan CALIFORIAN TRADING LIMITED (Şirket Belgeleri, Ek 1) (bundan böyle "Satıcı" olarak anılacaktır)

VE

numaralı Polonya pasaportu hamili (Pasaport Kopyası, Ek 5) (bundan böyle "Alıcı" olarak anılacaktır)

ARASINDA gerçekleştirilmiştir.

Alıcı'nın adresi: Polonya.  
Alıcı'nın telefon numarası:  
Alıcı'nın elektronik postası:

### BU ÇERÇEVEDE:

Satıcı, Arsa üzerinde inşa edilecek birim ile ilgili olarak aşağıdaki hususlarda tam mülkiyete ve/veya satış haklarına sahiptir: Arsa'ya 1/113 hisseli, yaklaşık brüt 93 metrekarelik kapalı alana, brüt 45 metrekarelik teras alana, brüt 33 metrekarelik özel yüzme havuz alana, brüt 17 metrekarelik gizli bahçe alana ve brüt 90 metrekarelik çatı teras alanına sahip olan ünitenin bulunan ve ekli yerleşim planında pembe/sarı renkli olarak (Yerleşim Planı, Ek 7) etiketli Bahamas Homes Phase I, Blok: C, No: 27 (bundan böyle "Mülk" olarak anılacaktır).

## CONTRACT OF SALE

This Contract of Sale is made on the \_\_\_ day of \_\_\_\_\_, 2024 in TRNC

CALIFORIAN TRADING LIMITED (Company Documents, Attachment 1), a company incorporated and registered in TRNC with registration number MŞ9919 represented by its director SALİH KAYIM (Identity Card Copy, Attachment 2), bearer of the TRNC identity card numbered 5500145832 and by its director HATİCE MİRALAY KAYIM (Identity Card Copy, Attachment 3), bearer of the TRNC identity card numbered 4680174137 (hereinafter referred to as the "Vendor")

AND

bearer of the Poland passport numbered \_\_\_\_\_ Passport Copy, Attachment 5) (hereinafter referred to as the "Purchaser").

Purchaser's \_\_\_\_\_ Poland.  
Purchaser's telephone number: \_\_\_\_\_  
Purchaser's e-mail: \_\_\_\_\_

The Vendor is in full possession of and/or have selling rights with regard to the unit to be built on the Land with following particulars: Bahamas Homes Phase I, Block: C, No: 27 with equivalent 1/113 share of the land, approximately 93 square metre gross closed area, 45 square metre gross terrace area, 33 square metre gross private swimming pool area, 17 square metre gross secret garden area and 90 square metre gross roof terrace area situated and as coloured in pink/yellow in the attached site plan (Site Plan, Attachment 7) labelled (hereinafter referred to as the "Property").

WHEREAS:

The Vendor shall, after completing the construction of the complex apply to the government and/or District Land Office and/or other related offices to partition and



BAHAMAS  
HOMES

3. **Taraflar**, yukarıdaki Ekstralar'ın değerinin KDV dâhil 333.165,07.-EUR olduğunu, dolayısıyla Mülk'ün ve yukarıda belirtilen Ekstralar'ın toplam değerinin 666.330,14.-EUR olacağını kabul etmektedir.
- a. Bu tutar Alıcı tarafından Satış Sözleşmesi'nin **II. BÖLÜM, Madde 3(b): (ii), (iii)**, kapsamındaki ödemelerle aynı zamanda aşağıdaki şekilde Satıcı'ya ödenecektir:
- i) **3.000,00.-EUR**'di geri ödemesiz depozito olarak ödenmiş olan toplam **116.607,75.-EUR** işbu Ek Anlaşma'nın

3. The Parties hereby agree that the value of the above Extras, including VAT is 333,165.07.-EUR thus the total value for the Property and the above-stated Extras shall be 666,330.14.-EUR.
- a. This amount shall be paid by the Purchaser to the Vendor at the same time as the payments under PART II, Clause 3(b): (ii), (iii), of the Contract of Sale respectively as follows:
- i) **116,607.75.-EUR** will be paid simultaneously with the signing of this Addendum Agreement of which 3,000.00.-

CYPRUS CONSTRUCTIONS  
CALIFORIAN TRADING LTD.  
MŞ: 9919  
www.cyprusconstructions.com

Satıcı/Vendor: Califorian Trading Limited

İmza/Signature: ..... Salih Kayim

Alıcı/Purchaser: \_\_\_\_\_

İmza/Signature: \_\_\_\_\_

1. Şahit/Witness: \_\_\_\_\_

2. Şahit/Witness: \_\_\_\_\_

## CONTRACT OF SALE

This **Contract of Sale** is made on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 in Kyrenia, TRNC.

### BETWEEN:

**CALIFORIAN TRADING LTD.** (Company Documents, Attachment 1), a company incorporated and registered in TRNC with registration number MŞ9919 represented by its Director Salih KAYIM (ID Card Copy, Attachment 2) bearer of TRNC ID Card numbered 5500145832 (hereinafter referred to as the "**Vendor**").

### AND

\_\_\_\_\_ (Passport Copy, Attachment 3), bearer of the Estonia Passport numbered \_\_\_\_\_ hereinafter referred to as the "**Purchaser**").

Purchaser address: \_\_\_\_\_ Tallin, Estonia  
Purchaser telephone: \_\_\_\_\_  
Purchaser e-mail: \_\_\_\_\_

The aforementioned address and/or e-mail address are the agreed, specified and valid addresses of the Purchaser. Each letter and/or notification sent to these addresses is considered to have been sent to the Purchaser and received by the Purchaser. If the Purchaser wants to change her above address, she must submit a written application to the **Vendor** through the attestation officer.

### WHEREAS:

The **Vendor** is the registered owner of the **Land** located in Bahçeli, Girne with the following registration particulars; Title Deed No: YENI38, Blok No: 104, Plot No: 19, Sheet/Plan No: S31-A-13-C-4-A, S31-A-13-C-4- and Title Deed No: YENI37, Blok No: 104, Plot No: 18, Sheet/Plan No: S31-A-13-C-4-A, S31-A-13-C-4- respectively with a gross area of **12,611.18** square metre and **11,713.88** square metre, respectively (Copy of Title Deeds, Attachment 4) (hereinafter referred to as the "**Land**"). **Mykonos Homes Villa 3** (3 bedroom unit), with equivalent 1/80 share of the land, approximately **139** square metre gross closed area, **66** square metre gross area terrace, approximately **139** square metre gross area roof terrace situated and as coloured in pink/yellow in the attached site plan (Attachment 5) labelled (hereinafter referred to as the "**Property**").

### WHEREAS:

The **Vendor** is building a residential complex called "**Mykonos Homes**" (total 80 buildings) upon the subject matter **Land**. The **Vendor** will also build a communal swimming pool on the **Land**.

### WHEREAS:

The **Vendor** is in full possession of and/or have selling rights with regard to the villa build on the **Land** with following particulars: **Mykonos Homes Villa 3** (3 bedroom unit), with equivalent 1/80 share of the land, 139 square metre gross closed area, 66 square metre gross area terrace, 139 square metre gross roof terrace area, 344 square metre gross total usage area situated and as coloured in pink/yellow in the attached site plan (Attachment 5) labelled (hereinafter referred to as the "**Property**").



3. The **Parties** hereby agree that the value of the above **Extras** is **220,500.00.-GBP** (two hundred twenty thousand five hundred British pound sterling) thus the total value for the **Property** and the above-stated **Extras** shall be **441,000.00.-GBP** (four hundred forty one thousand British pound sterling).
- a. This amount shall be paid by the **Purchaser** to the **Vendors** at the same time as the payments under **PART II, Clause 3 (b): (ii), (iii), (iv), (v) and (vi)** of the **Contract of Sale** respectively as follows:

Signature: .....  CYPRIUS CONSTRUCTIONS  
Californian Trading Limited  
www.californianconstructions.com

Purchaser: \_\_\_\_\_ 

Signature: .....

1 Witness: \_\_\_\_\_ 

2 Witness: \_\_\_\_\_ 

## SATIŞ SÖZLEŞMESİ

/ /2024 tarihinde, KKTC'de yapılan bu Satış Sözleşmesi,

5500145832 numaralı KKTC kimlik kartı hamili direktör SALİH KAYIM (Kimlik Kartı Kopyası, Ek 2) ve 4680174137 numaralı KKTC kimlik kartı sahibi direktör HATİCE MİRALAY KAYIM (Kimlik Kartı Kopyası, Ek 3) tarafından temsil edilen, KKTC'de MŞ9919 sicil numarasıyla kurulmuş ve tescil edilmiş bir şirket olan **CALIFORIAN TRADING LIMITED** (Şirket Belgeleri, Ek 1) (bundan böyle "**Satıcı**" olarak anılacaktır)

VE

numaralı KANADA pasaportu hamili (Pasaport Kopyası, Ek 4) (bundan böyle "**Alıcı**" olarak anılacaktır) **ARASINDA** gerçekleştirilmiştir.

**Satıcı**, **Arsa** üzerinde inşa edilecek birim ile ilgili olarak aşağıdaki hususlarda tam mülkiyete ve/veya satış haklarına sahiptir: **Arsa**'ya 1/80 hisseli, yaklaşık brüt 139 metrekare kapalı alan, brüt 66 metrekare teras alana, brüt 48 metrekare özel havuz alana, yaklaşık brüt 139 metrekare çatı teras alanına sahip olan ünitenin bulunan ve ekli yerleşim planında pembe/sarı renkli olarak (Yerleşim Planı, Ek 6) etiketli **Mykonos Homes, VILLA: 7** (bundan böyle "**Mülk**" olarak anılacaktır).

### BU ÇERÇEVEDE:

**Satıcı**, kompleksin inşaatını tamamladıktan sonra, söz konusu **Mülk**'ün bölünmesi ve tescili ve ayrı ayrı tapu düzenlemesi için hükûmete ve/veya Kaza Tapu Amirliğine ve/veya diğer ilgili dairelere başvuracaktır. **Satıcı**, **Mülk**'ün

## CONTRACT OF SALE

This **Contract of Sale** is made on the \_\_\_ day of \_\_\_\_\_, 2024, TRNC

**CALIFORIAN TRADING LIMITED** (Company Documents, Attachment 1), a company incorporated and registered in TRNC with registration number MŞ9919 represented by its director SALİH KAYIM (Identity Card Copy, Attachment 2), bearer of the TRNC identity card numbered 5500145832 and by its director HATİCE MİRALAY KAYIM (Identity Card Copy, Attachment 3), bearer of the TRNC identity card numbered 4680174137 (hereinafter referred to as the "**Vendor**")

AND

numaralı CANADA pasaportu hamili (Pasaport Kopyası, Ek 4) (bundan böyle "**Alıcı**" olarak anılacaktır) **ARASINDA** gerçekleştirilmiştir.

The **Vendor** is in full possession of and/or have selling rights with regard to the unit to be built on the **Land** with following particulars: **Mykonos Homes, VILLA: 7** with equivalent 1/80 share of the land, approximately 139 square meter gross closed area, 66 square meter gross terrace, 48 square meter private swimming pool and approximately 139 square meter roof terrace area situated and as coloured in pink/yellow in the attached site plan (Site Plan, Attachment 6) labelled (hereinafter referred to as the "**Property**").

### WHEREAS:

The **Vendor** shall, after completing the construction of the complex apply to the government and/or District Land Office and/or other related offices to partition and register the said **Property** on and issue individual title deeds.

### Fiyata dâhil olan ek ürünler

- Tüm sıhhi tesisat: Borular/musluklar.
- Su ısıtma sistemi.
- Tüm iç duvarlar boyanacaktır.
- Kilitler ve tutacaklar dâhil olmak üzere tüm iç ve dış kapılar.
- Kanalizasyon sistemi.
- Beyaz eşya paketi (5 parça)
- AC üniteleri
- Standart eşya paketi

3. **Taraflar**, yukarıdaki **Ekstralar**'ın değerinin **657.750.-GBP** olduğunu, dolayısıyla **Mülk**'ün ve yukarıda belirtilen **Ekstralar**'ın KDV dâhil toplam değerinin **1.315.500,00.-GBP** olacağını kabul etmektedir.

a. Bu tutar **Alıcı** tarafından **Satış Sözleşmesi**'nin **II. BÖLÜM, Madde 3(b): (ii)** kapsamındaki ödemelerle aynı zamanda aşağıdaki şekilde **Satıcı**'ya ödenecektir:

i) **2.500,00.-GBP**'si geri ödemesiz depozito olarak ödenmiş olan toplam **657.750,00.-GBP** işbu **Ek Anlaşma**'nın imzalanmasıyla eş zamanlı olarak tamamlanmıştır.

**Satıcı/Vendor: Californian Trading Limited**

İmza/Signature: .....

CYPRUS CONSTRUCTIONS  
CALIFORIAN TRADING LTD.  
MŞ: 9919  
www.cypconstructions.com

**Alıcı/Purchaser:** .....

İmza/Signature: .....

1. **Şahit/Witness:** .....

2. **Şahit/Witness:** .....

### Additional items included in price

- All plumbing: piping/taps.
- Water heating system.
- All internal walls will be painted.
- All doors internal and external to include locks and handles.
- Sewage system.
- White goods package (5 pieces)
- AC units
- Standard furniture packet

3. The **Parties** hereby agree that the value of the above **Extras** is **657.750.-GBP** thus the total value for the **Property** and the above-stated **Extras** including the VAT shall be **1.315.500,00.-GBP**

a. This amount shall be paid by the **Purchaser** to the **Vendor** at the same time as the payments under **PART II, Clause 3(b): (ii)** of the **Contract of Sale** respectively as follows:

i) **657.750.-GBP** has paid simultaneously with the signing of this **Addendum Agreement** of which **2.500,00.-GBP** has paid as a non-refundable deposit.



# CONSTRUCTION STANDARDS

- ★ C30 AND C35 CONCRETE STANDARD
- ★ REINFORCED CONCRETE SLAB FOUNDATION
- ★ STEEL REINFORCED CONCRETE SKELETONS
- ★ ISO BRICKS SOUND AND HEAT INSULATION
- ★ TSE 498, TSE 500 STANDARDS
- ★ 3 LAYERS OF PLASTER
- ★ DAMP PROOFING
- ★ WATER INSULATION ON ROOF



# Individual Title Deeds

## SHARED AND INDIVIDUAL TITLE DEEDS –

DEVELOPERS OFTEN ISSUE SHARED DEEDS AS A CHEAPER, EASIER ALTERNATIVE THEN INDIVIDUAL DEED. INDIVIDUAL DEED PROPERTIES ARE SEEN AS HAVING A HIGHER VALUE AND MORE PROTECTION AS THERE ARE MORE COSTS INVOLVED IN OBTAINING THE INDIVIDUAL DEED. CYPRUS CONSTRUCTIONS IS PROUD TO ONLY OFFER INDIVIDUAL TITLE DEEDS TO OUR HOME OWNERS.



CYPRUSCONSTRUCTIONS

# Bank Loans For Title Deed Ready Projects



- TC VE KKTC UYRUKLULAR  
EVİN EXPERTİZ DEĞERİNİN %80'İNE KADAR AYLIK %3.05 FAİZ İLE DÜŞEN  
BAKIYE ŞEKLİNDE YILLIK YAKLAŞIK %31.5'E DENK GELEN BİR FAİZ ORANI İLE  
KREDİ KULLANILIR .

- EUROPEANS PAY 65% OF THE APPRAISAL VALUE OF THE HOUSE 6%  
PER ANNUM  
LOAN CAN BE PROVIDED IN INSTALLMENTS UP TO TEN YEARS WITH 8/9%  
INTEREST

- IRANIANS AND RUSSIANS NEED TO PROVE THAT THEY WORK HERE  
AND EARN ENOUGH INCOME.

WITH THIS CONDITION, THEY CAN GET A 50% LOAN FOR TEN YEARS





# Why Choose Cyprus Constructions?



- EXPERIENCE OF 28 YEARS
- INDIVIDUAL DEED
- TRUST & QUALITY
- FINANCIAL STRENGTH
- COMPLETION ON TIME
- NO SURPRISE COSTS
- EXCLUSIVE UNIQUE PROJECTS
- FINE FINISH CC STANDARDS
- BEST SERVICES
- QUALIFIED STAFF





CYPRUSCONSTRUCTIONS



Thank You