NORTH CYPRUS - KUZEY KIBRIS

COUNTRY - ECONOMY - INFRASTRUCTURE

PLACES OF INTEREST

KYRENIA
1. Kyrenia Harbour
2. Kyrenia Castle
3. Saint Hilarion Castle
4. Bellapais Monastery
5. Karmi Village (Most Famous Village)
6. Escape Beach (Most Famous Beach)
7. Alagadi Beach (Turtle Beach)
8. Cratos Hotel (Bungalow like Maldives)
9. Queens Pond (Very nice aerial views)
10. Korineum Golf Resort
11. Nima Restaurant (Luxury Restaurant in Harbour)
12. Kybele Restaurant (Most famous Steak Restaurant)
13. Gillham Vineyard (Wine producing & grape fields)
14. Saint Hilarion Castle
15. Buffavento Castle
16. Fivefinger Mountains with clouds
17. Selvilitepe Snowy Photo (Highest point of Kyrenia mountains)
18. Girne American University
19. Kitesurfing at the Akdeniz Beach
20. Touristic Boat Tour
21. Parasailing
22. Sailing
23. Trekking in Nature
24. Lady walking in nature (photo like Italy-Tuscany)
25. Eagles Nest (Most popular restaurant in Esentepe)

NICOSIA
1. The Great Inn (Büyükhan) (Most important Ottoman Heritage)
2. Near East University
3. Near East Hospital
4. Samanbahçe Houses (Very important historical first council housing area in Cyprus)
5. Ercan Airport
6. Big flag at the Mountain
7. Cityscape with main roundabout with the luxuriest hotel

ISKELE
1. Pera Beach Club
2. Long Beach
3. Kitesurfing at Long Beach
4. Bicycle in Long Beach
5. Lush Beach Club
6. Sunset view of Long Beach
7. Bogaz Harbour
8. Kantara Castle
9. Yudi Mountain
10. Yedikonuk (Beautiful green Road from Esentepe to Karpas)
11. Korfez Restaurant (Seaside fish restaurant)
12. Yoga at the Long Beach
13. Bafra Hotels views
14. Long Beach Lunapark
15. Women walking in fields towards sea (Nature photo)

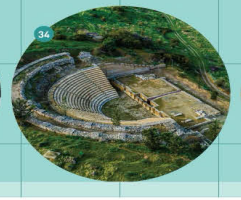
FAMAGUSTA
1. Famagusta Old Town
2. Lala Mustapha Pasha Mosque (Cathedral of Saint Sophia)
3. Saint Barnabas Monastery
4. Köprü Lake Flamingos
5. Othello Castle
6. Salamis Ruins
7. Yenibogazici Beach (Hotels Area)
8. Bedia Beach (Underwater)

MORPHOU
1. Saint Mamas Monastery
2. Orange Fields

LEFKE
1. Lefke Water Reservoir
2. Soli Ruins
3. Red Railway Pier
4. Vouni Ancient Site

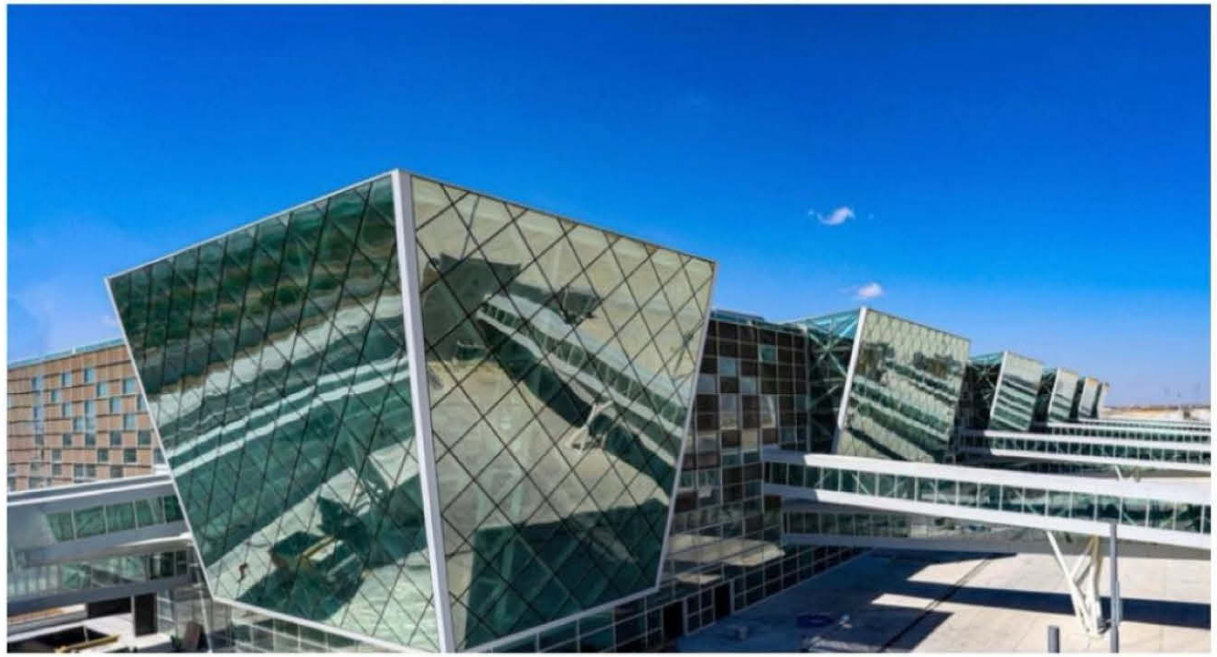
KARPAS
1. Golden Beach
2. Ayfilon Beach
3. Island Beach
4. Donkey
5. Apostolos Andreas Monastery
6. Cape Apostolos Andreas
7. Yeni Erenköy Beach
8. Agios Philon Church
9. Horse Riding at the Beach
10. Paddleboarding
11. Karpaz Gate Marina
12. Caretta Caretta (Underwater)
13. Women Sunbathing at the Beach
14. Blue Sea Hotel

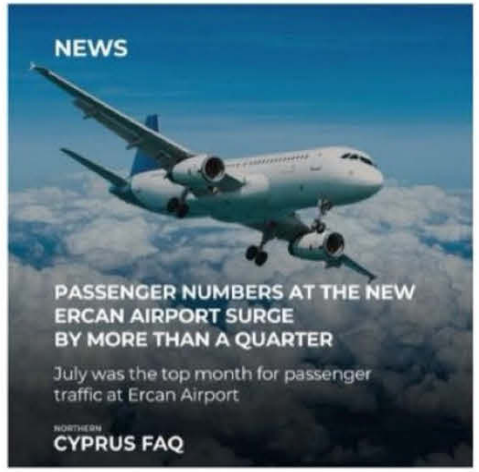
Austrian / RYANAIR — Wien - Larnaca (3h 10min.)
WIZZ — Budapest - Larnaca (2h 55min.); London - Larnaca (4h 40min.); Krakow - Larnaca (3h 15 min.)
easyJet — Berlin - Larnaca (3h 45min.)
norwegian — Stockholm - Larnaca (4h 35min.)
PEGASUS / TURKISH AIRLINES — Istanbul - Ercan (1h 25min.)
transavia — Paris - Larnaca (5h)

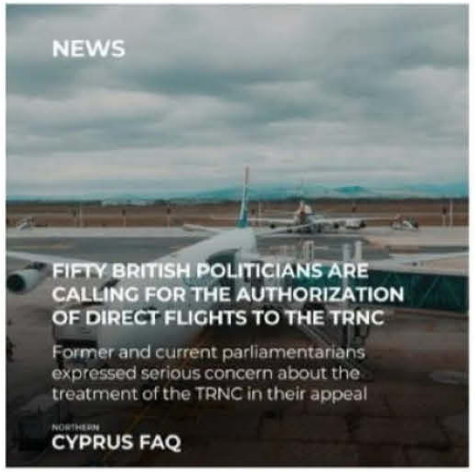


North Cyprus International Airport

Ready for the Future







International Education

English School Of Kyrenia
(3-18 years old)

Doğa College
(Ozankoy) (3-18 years old)

Bellapais school
(Kyrenia) (3-11 yeas 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)

Healtcare & Hospitals

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

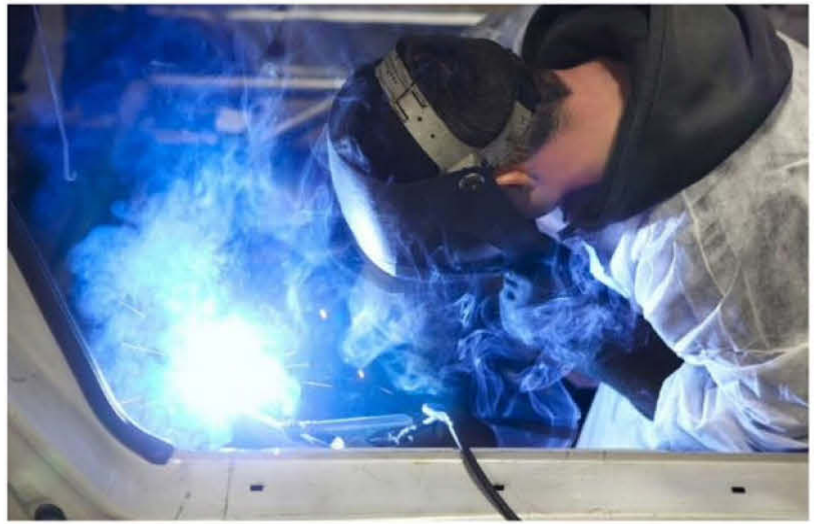
GUNSEL

INTERNATIONAL MEDIA

ZERO EMISSIONS

FACTORY

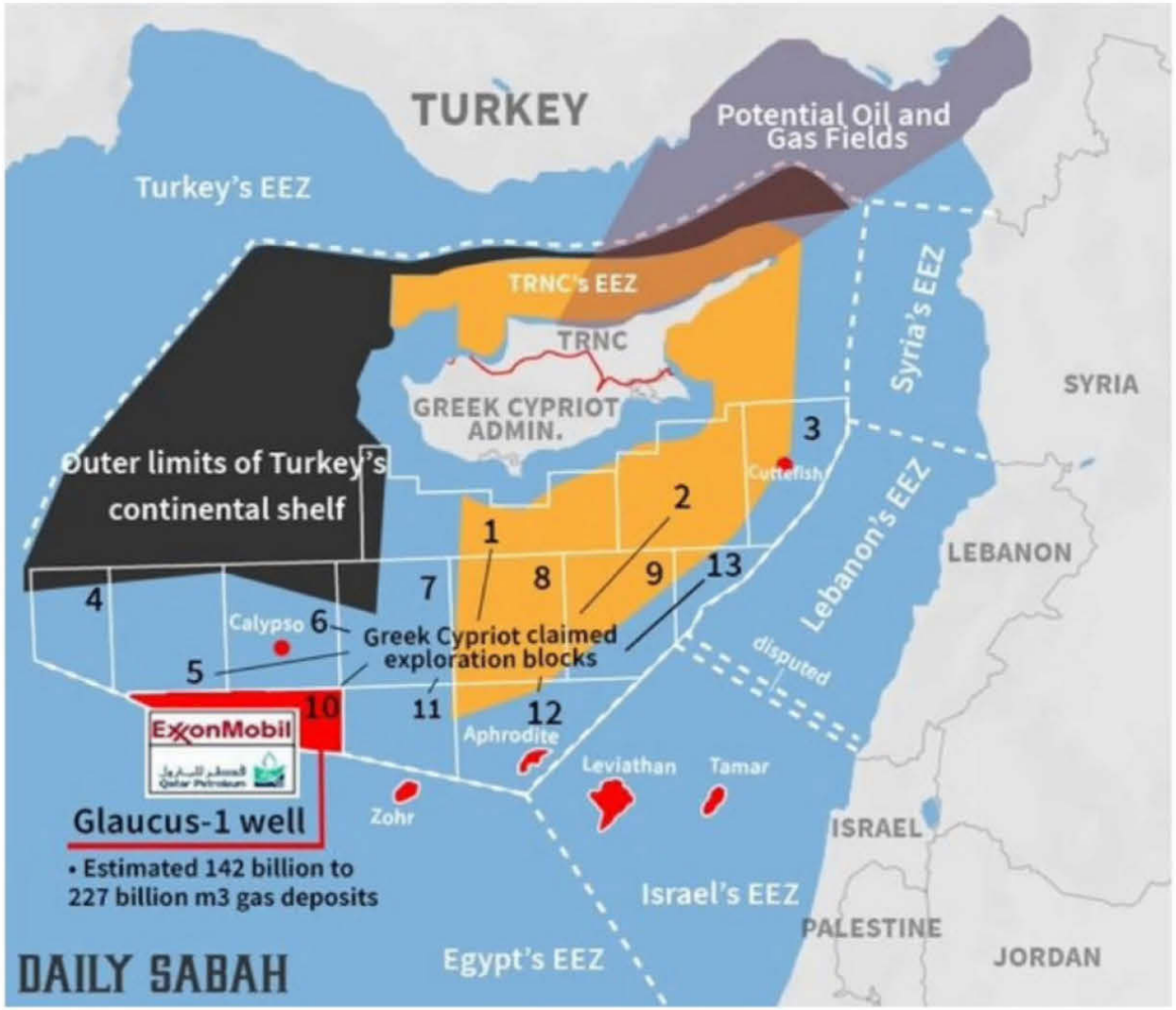
ENGINEERING



MANUFACTURING

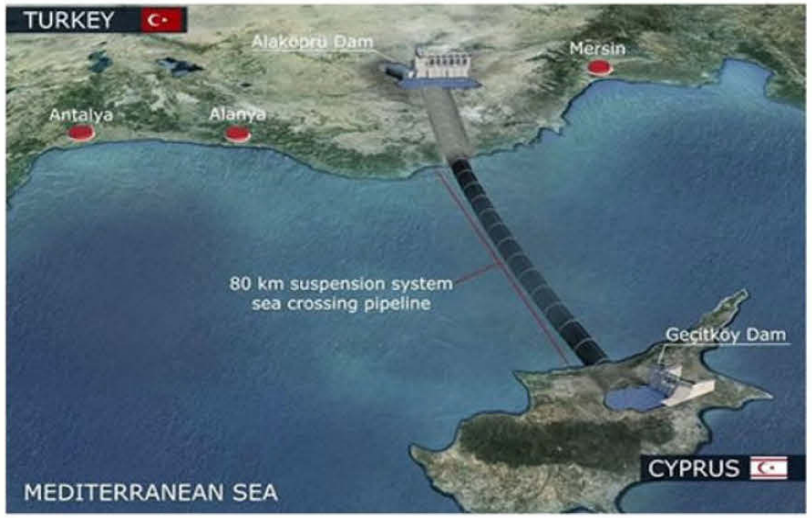
MR. SALIH KAYIM & MR. IRFAN GUNSEL

Booming Economy

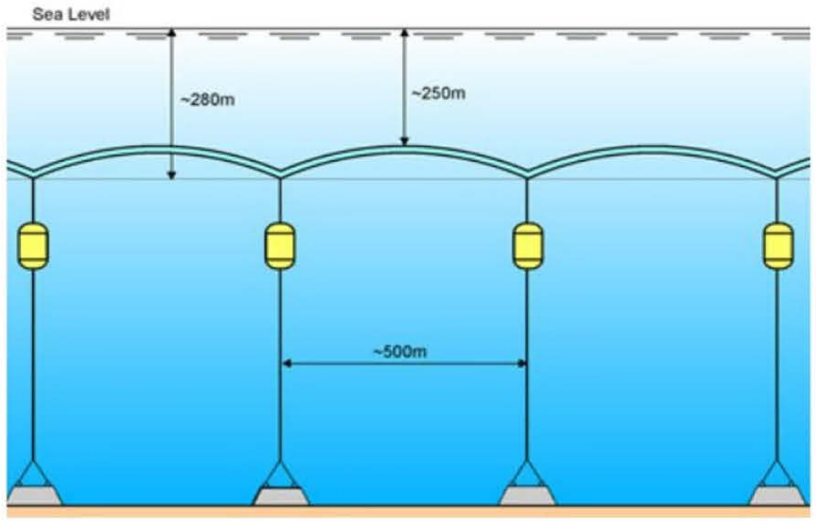


Natural Gas Reserves

Water Pipe Line



FRESH WATER PIPELINE



50 YEARS OF FRESH WATER

GECITKÖY DAM

ORANGE TREES

37 MILLION M3 IRRIGATION / YEAR

LEMON TREES

Forbes

WWW.FORBES.COM

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 -

Live and Invest OVERSEAS

Our Expertise Unlocks The World

WWW.LIVEANDINVESTOVERSEAS.COM

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 .

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/Girne during a sunny summer day, Cyprus, PHOTO: GETTY IMAGES

Forbes

WWW.FORBES.COM

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.

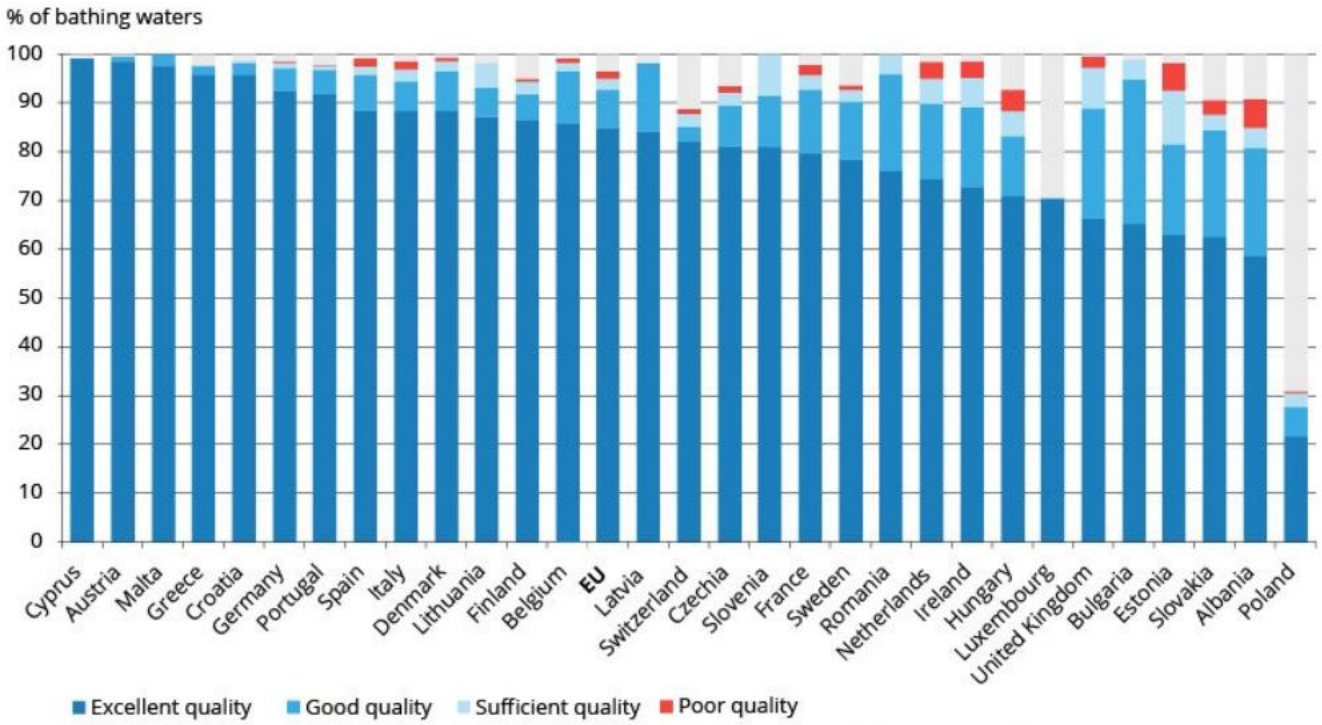
This creates an opportunity for real estate investors and people looking to buy a home abroad because prices are more affordable in Northern Cyprus, and it's headed towards a tourism boom. New hotels are opening, as well as casinos, golf courses, and luxury marinas, as the world catches on to its appeal.

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.

European Environment Agency

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

Council of Ministers Decision on Immovable Property Law

Date: 14 December 2024

The Council of Ministers issued a decision on 14 December 2024, published in the Official Gazette, introducing amendments to the Immovable Property Acquisition and Long-Term Lease (Aliens) (Amendment) Law. Key changes are as follows:

1. Partnerships for Property Development (This part applies only to citizens of the Republic of Turkey)

a) Eligibility:

Real and legal persons registered with the Cyprus Turkish Building Contractors Association who hold an annual licence for construction under the relevant legislation may form partnerships with real and legal persons from countries that:

- Recognize the Turkish Republic of Northern Cyprus (TRNC), and
- Grant TRNC citizens reciprocal rights.

b) Ownership Limit:

Foreign partners may hold up to 49% of the partnership's total shares.

c) Exemption:

Partnerships established for property development and sales under this arrangement are exempt from the Immovable Property Acquisition and Long-Term Lease (Aliens) (Amendment) Law.

c) Approval Requirement:

Such partnerships must apply to the Ministry of the Interior for permission to acquire immovable property.

2. Options for Purchasers of Multiple Properties

Purchasers who, prior to the Immovable Property Acquisition and Long-Term Lease (Aliens) (Amendment) Law coming into force (20 May 2024), had entered into Contracts of Sale to purchase more than one property have the option, in addition to the existing option under the Law of paying a notification fee of 1% to the Ministry of the Interior and disposing of the property within 24 months of the expiry of the notification period set out in the law, of obtaining a 7-year licence to use and enjoy the property.

a) Eligibility:

Purchasers who, before the enactment of the amended law, entered into Contracts of Sale for more than one property now have an additional option:

- Obtain a 7-year licence to use and enjoy the property.
- Conditions:
- Applicable only to houses or apartments, not land.
- The legal title remains with the seller during the licence period.
- During this period, the Purchasers will have the same rights and protection that a purchaser with a registered Contract of Sale would have.
- Licence Terms:
- The licence is irrevocable within the 7-year period unless requested by the licensee.
- After 7 years, the law's standard provisions will apply.

b) Fees:

- Normal Land Registry transfer fees for foreign nationals apply upon registering the licence.

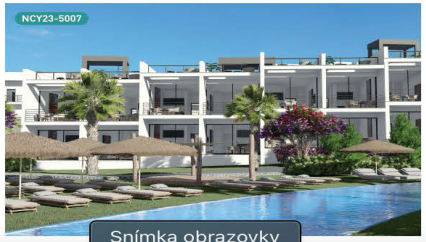
c) Procedure for Obtaining a Licence to Use;

- Registration Fees:
  Purchasers must pay the fees for registering a Contract of Sale with the Land Registry.
- Military Search:
  The Ministry of the Interior will conduct a military search regarding the purchaser and property:
- Positive Outcome: The licence can be registered.
- Negative Outcome: The law's standard provisions will apply.
- Tax Adjustments:

If the property is transferred within the stipulated period, any Land Registry fees and taxes already paid will be credited towards the transfer taxes.

Therefore, Purchasers wishing to obtain the licence to use must first pay the registration fees payable on the registration of a Contract of Sale to the Land Registry. The Ministry of the Interior will then conduct a military search in relation to the purchaser and the property. Provided that the result of the military search is positive, the licence to use can be registered at the Land Registry. In the event that the result of the military search is negative, the terms of the Law will apply. In this case, provided that the property is transferred within the period stipulated in the law, any Land Registry fees and taxes paid by the purchaser will be considered as payment of the taxes payable on the transfer and the transfer taxes will be considered paid.

This decision aims to streamline property acquisition processes while ensuring compliance with existing legal frameworks.

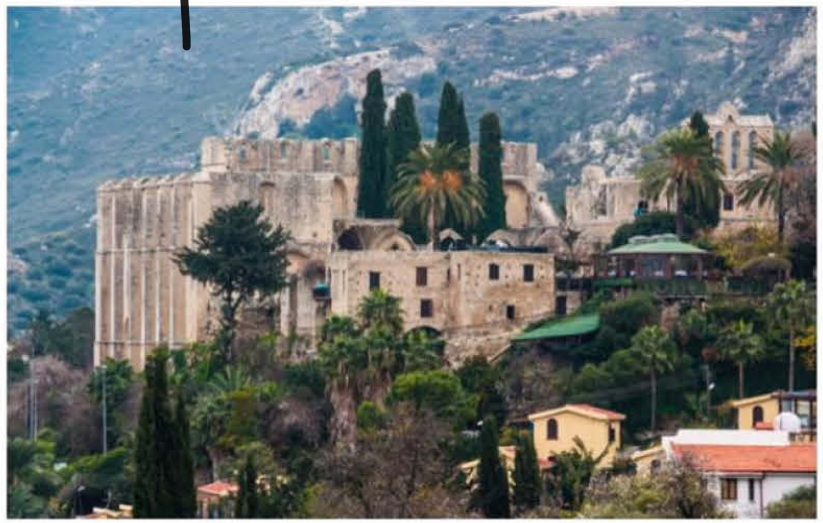


Snímka obrazovky

Kyrenia Attractions (Girne)

Kyrenia Harbor

Kyrenia Castle



Bellapais Monastery

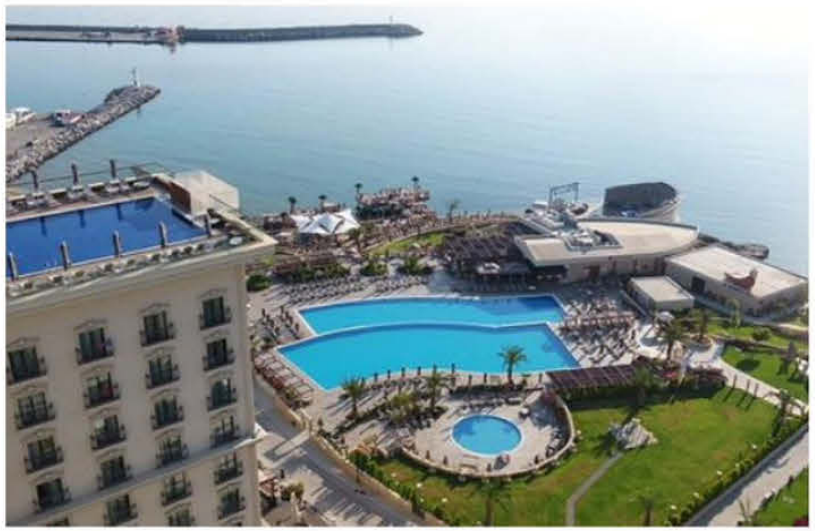
Karmi Village

Boat Trips

Wednesday Market

Night Life

Cage & Coco Bongo



Sky Bar & Bella Marina

Cheetah Night Club

La Nouba Night Club

Hangover Bar

Odyssey Club

Festivals of North Cyprus

Culture Festival

Jazz Festival

Dance Festival

Strawberry Festival

Olive Festival

Halloumi Festival

Karpaz Attractions

Karpaz Golden Beach

Wild Donkeys

Apostolos Andreas Monastery

Karpaz Gate Marina

Salamis Ruins

Kaplica Beach Zip Line

Cyprus Activities

Paragliding

Go Carting

Hunting

Paintball

Camping

Skiing in Troodos mountains

Esentepe Activities

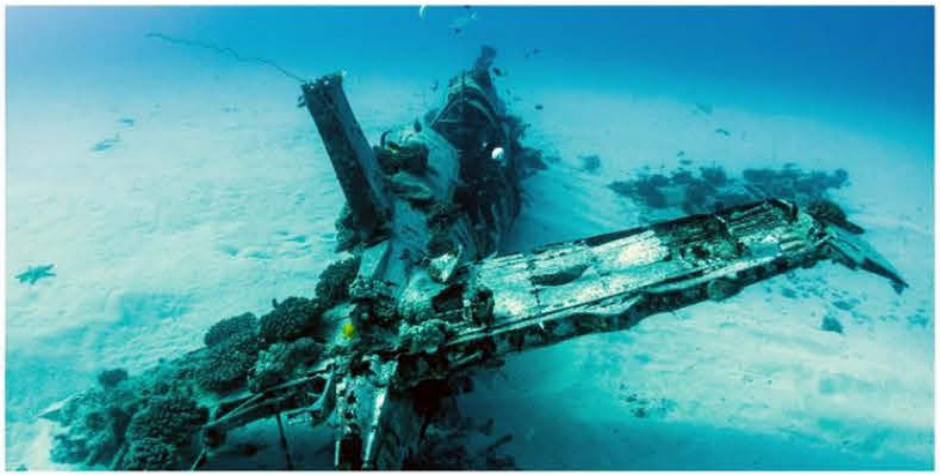
Mountain Biking

Horse Back Riding

Mountain Hiking

Scuba lessons

Plane Wreck



1944 WWII PLANE CRASH FLYING FROM MALTA

Fishing

Cyprus Trading Limit

Califorian Restaurants

Cyprus Constructions

Energy & Energy gas

Califorian Catering

FiberHome Telecom

Energy & Energy Solar

Alagadi Turtle Beach

Conservation of
Marine Turtles
in the Mediterranean region

EU

PROTECTED AREA & SPECIES

World Class Golf Resort

Esentepe Hotel & Casino

ACAPULCO HOTEL , CASINO, SPA

ELEXUS HOTEL , CASINO, SPA

Esentepe Hotel & Marina Project

Investment Benifits 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.

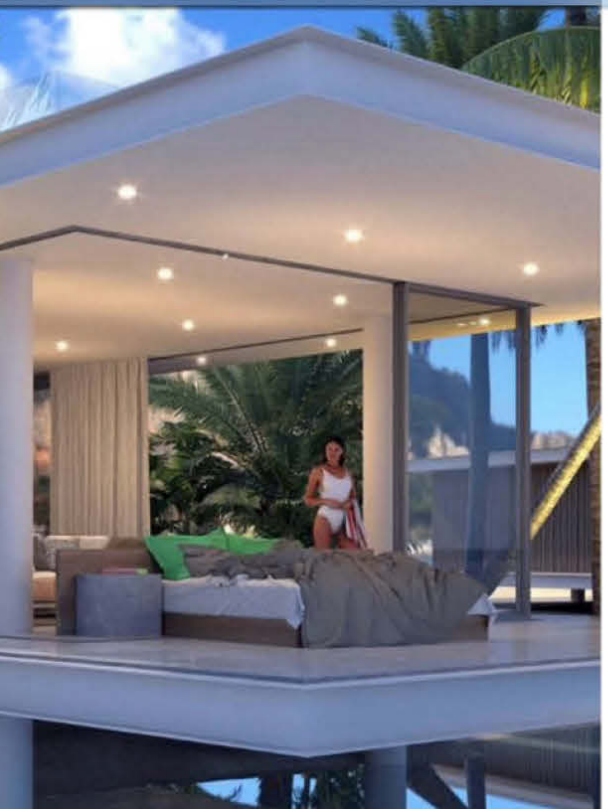
UNSPOILT NATURE - CLEANEST SAND AND SEA, HEAVY GOVERNMENT REGULATION FOR NATURAL PR(

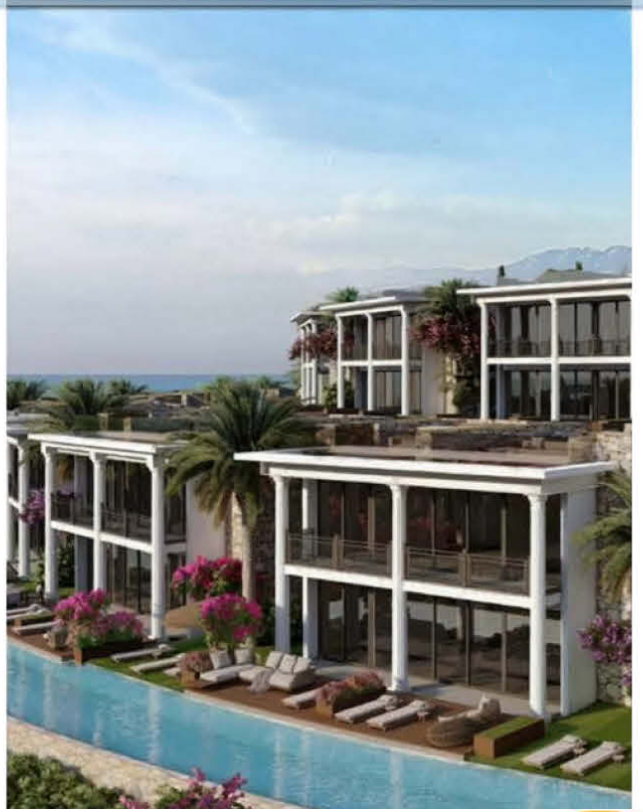
TOURISM - INCREASING TOURISM (HOLIDAY, HEALTH, EDUCATION, RETIRMENT).

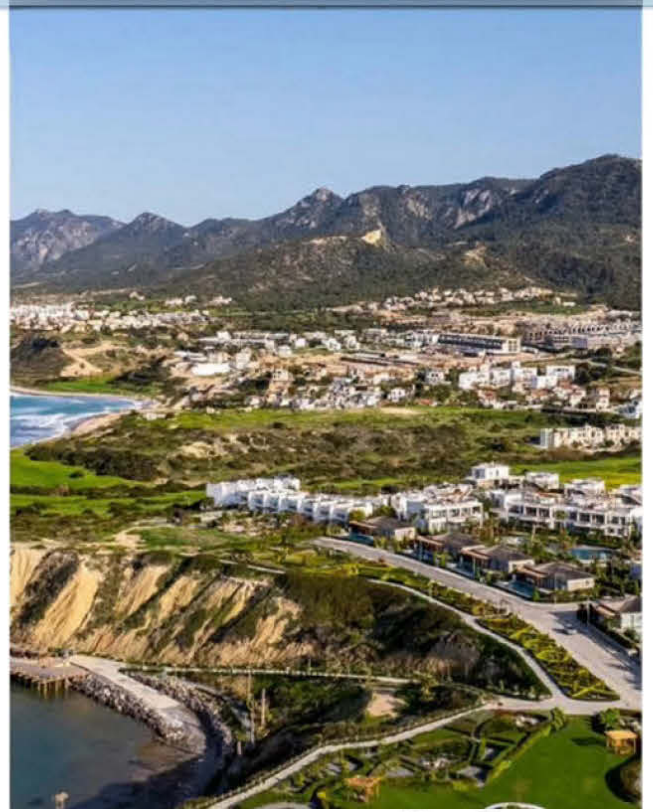
AGRICULTURE - ORGANIC FRUITS AND VEGETABLES.

GLOBAL REAL ESTATE

28 YEARS OF EXPERIENCE







SUNLIGHT BEACH RESORT

The LAGOON BEACH RESORT GLOBAL REAL ESTATE

OCEAN BEACH RESORT

SEASIDE BEACH RESORT

Amber BEACH RESORT

OASIS Beach Resort

SERENITY BAY

SAPPHIRE Beach Resort

AZURE Beach Resort

Californian Trading Limited

Californian Restaurants

Cyprus Constructions

Energy & Energy gas

Californian Catering

FiberHome Telecom

Energy & Energy Solar

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.

Invest in North Cyprus

Where dreams come true

GLOBAL REAL ESTATE

SUNLIGHT BEACH RESORT | The LAGOON BEACH RESORT GLOBAL REAL ESTATE | OCEAN BEACH RESORT | SEASIDE BEACH RESORT | Amber BEACH RESORT | OASIS Beach Resort | SERENITY BAY | SAPPHIRE Beach Resort | AZURE Beach Resort

CYPRUS
CYPRUS

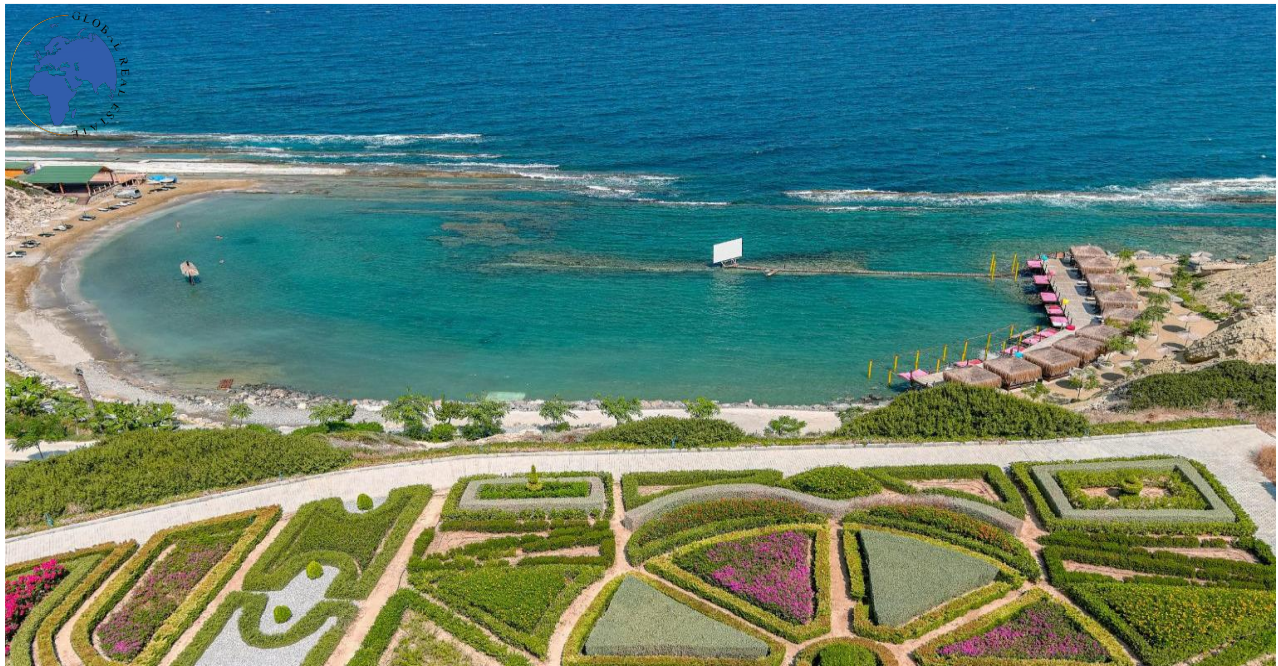
Amber
BEACH RESORT

GLOBAL REAL ESTATE

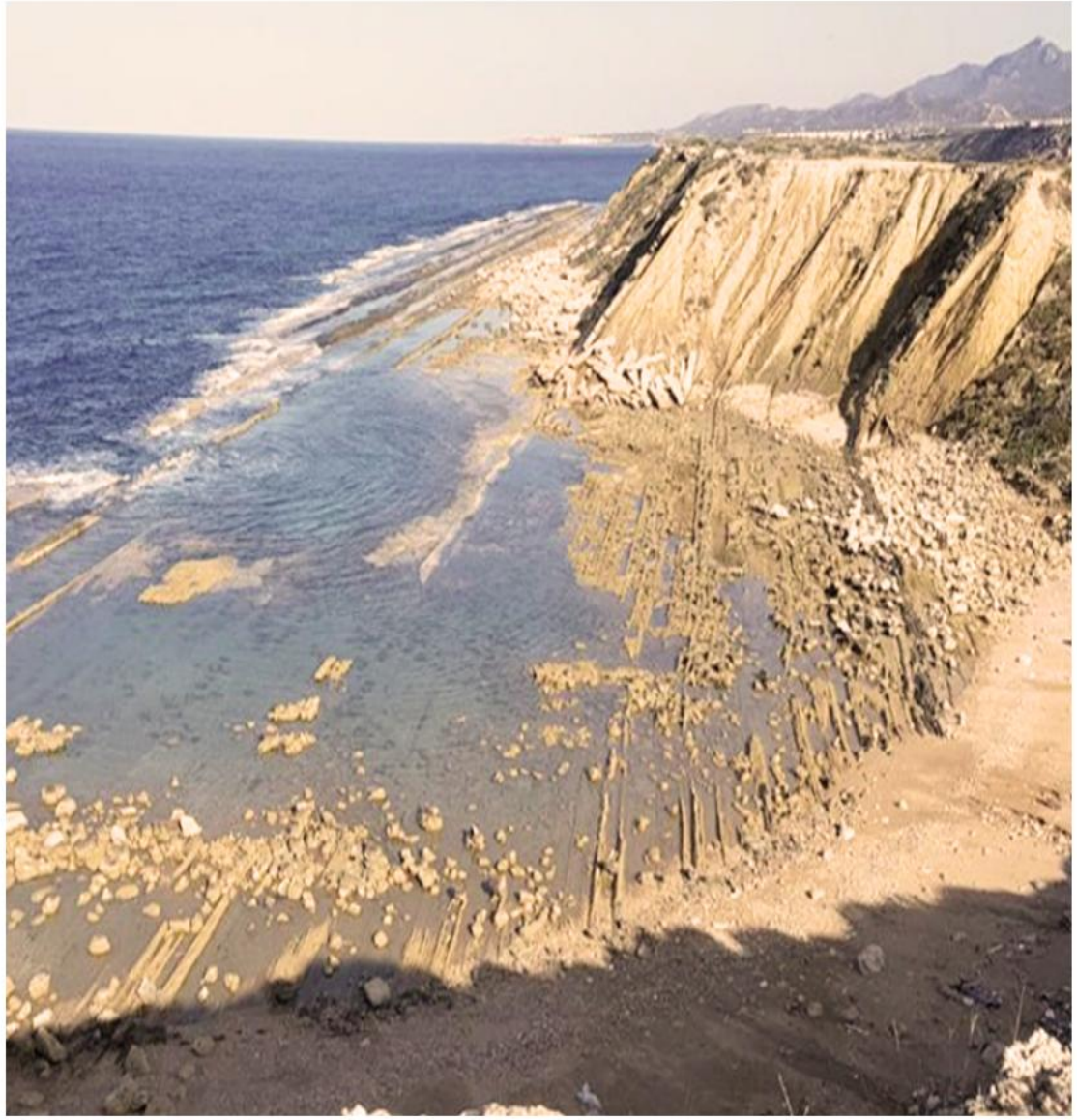
North Cyprus Vacation 2024

Amber
BEACH RESORT

Amber
BEACH RESORT



Amber Beach Resort



BEFORE

AFTER

BEACH CINEMA

GLOBAL REAL ESTATE
CYPRUSDIVES

GLOBAL REAL ESTATE
Leisure Center
Meeting Room
CYPRUSDIVES

CYPRUSDIVES
holiday property
2 + 1 Garden Apartment
Amber
BEACH RESORT
GLOBAL REAL ESTATE

2+1 Garden B2-1

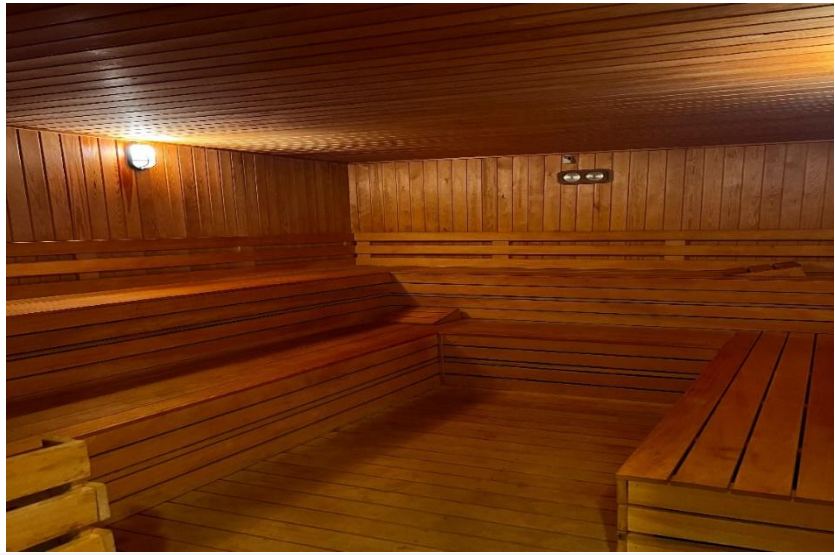
*** 80m² Interior**

*** 24 m² Terrace**

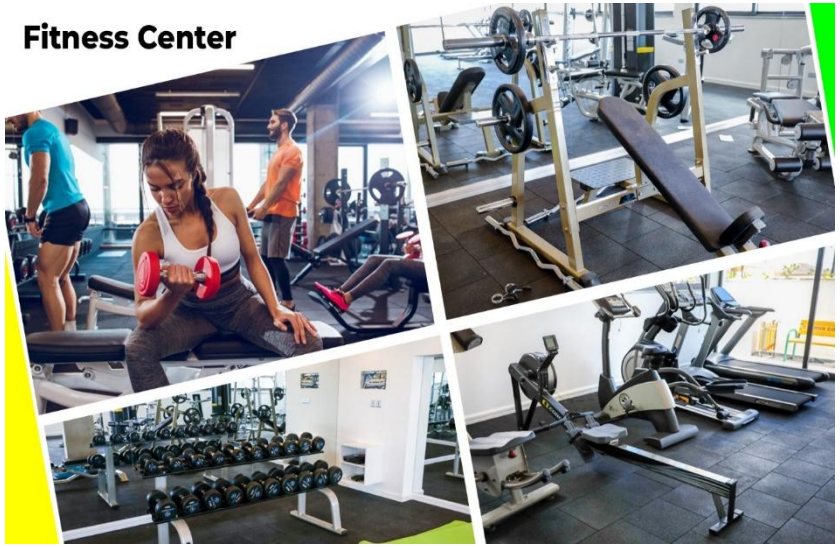
*** 104 m² Total Usage Area**

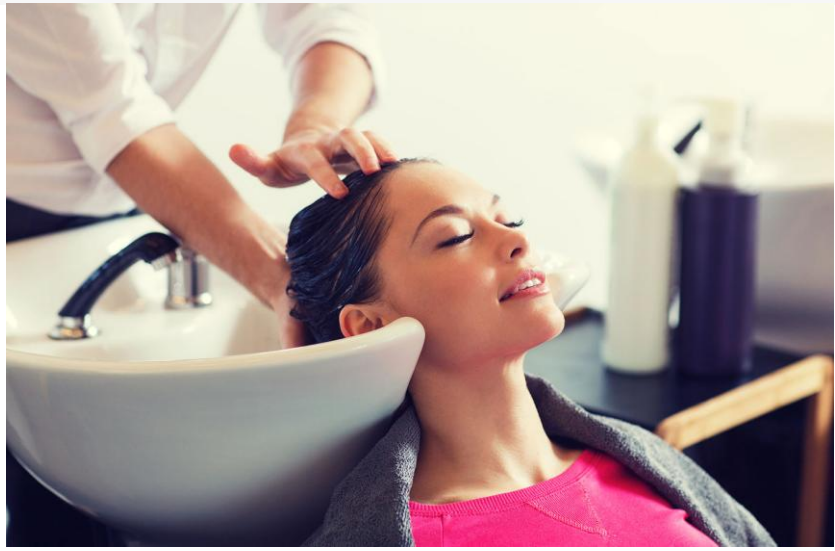
FULLY FURNISHED

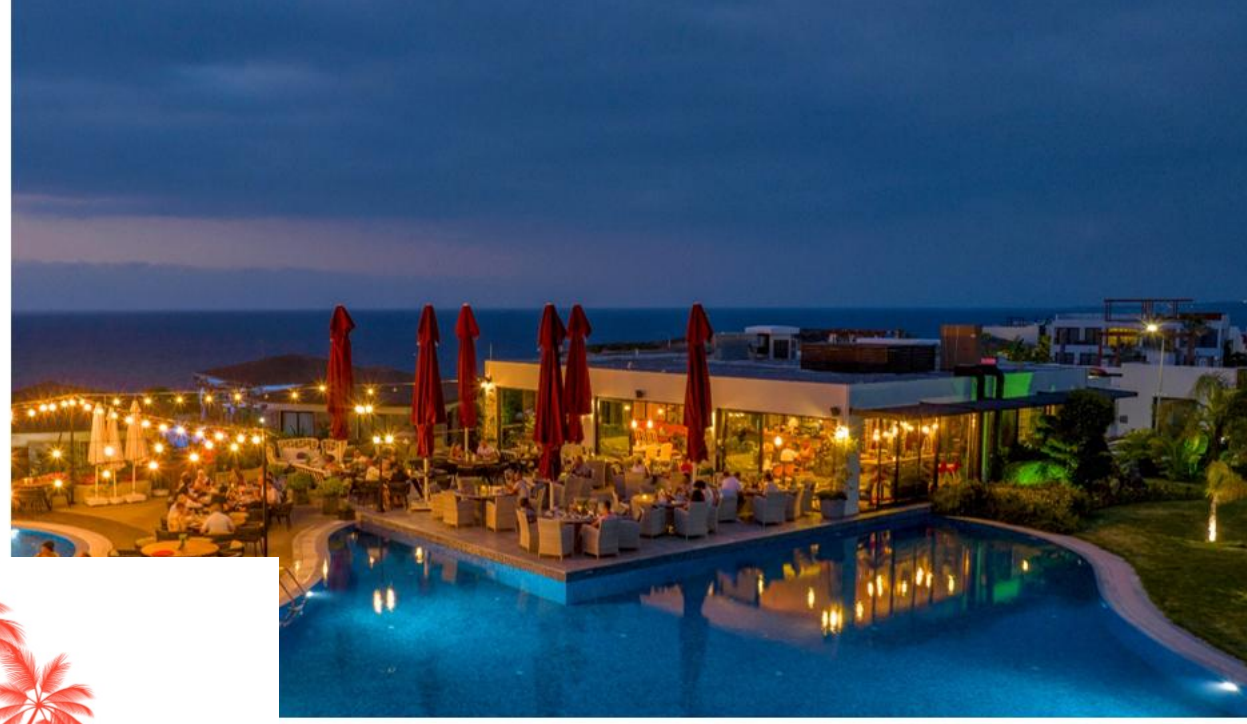
475,000 GBP



Leisure Center







RESTAURANT

North Cyprus International

Amber
BEACH RESORT

NO	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	STATUS
B2-1	2+1	Garden	80	24		104	£475,000	Available

The LAGOON

BEACH RESORT

GLOBAL REAL ESTATE

GLOBAL REAL ESTATE

The
LAGOON
BEACH RESORT
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GLOBAL REAL ESTATE

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The
LAGOON
BEACH RESORT
GLOBAL REAL ESTATE

1+1 Floor Plan

GROSS AREA
43m²

CLOSE AREA
35m²

DETAILS

KITCHEN & LIVINGROOM : 16m²

BEDROOM : 10m²

BATHROOM : 5m²

TERRACE : 8m²

FULLY FURNISHED STARTING FROM 232,250 GBP

the
LAGOON
BEACH RESORT
GLOBAL REAL ESTATE
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

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

1+1 Garden Floor

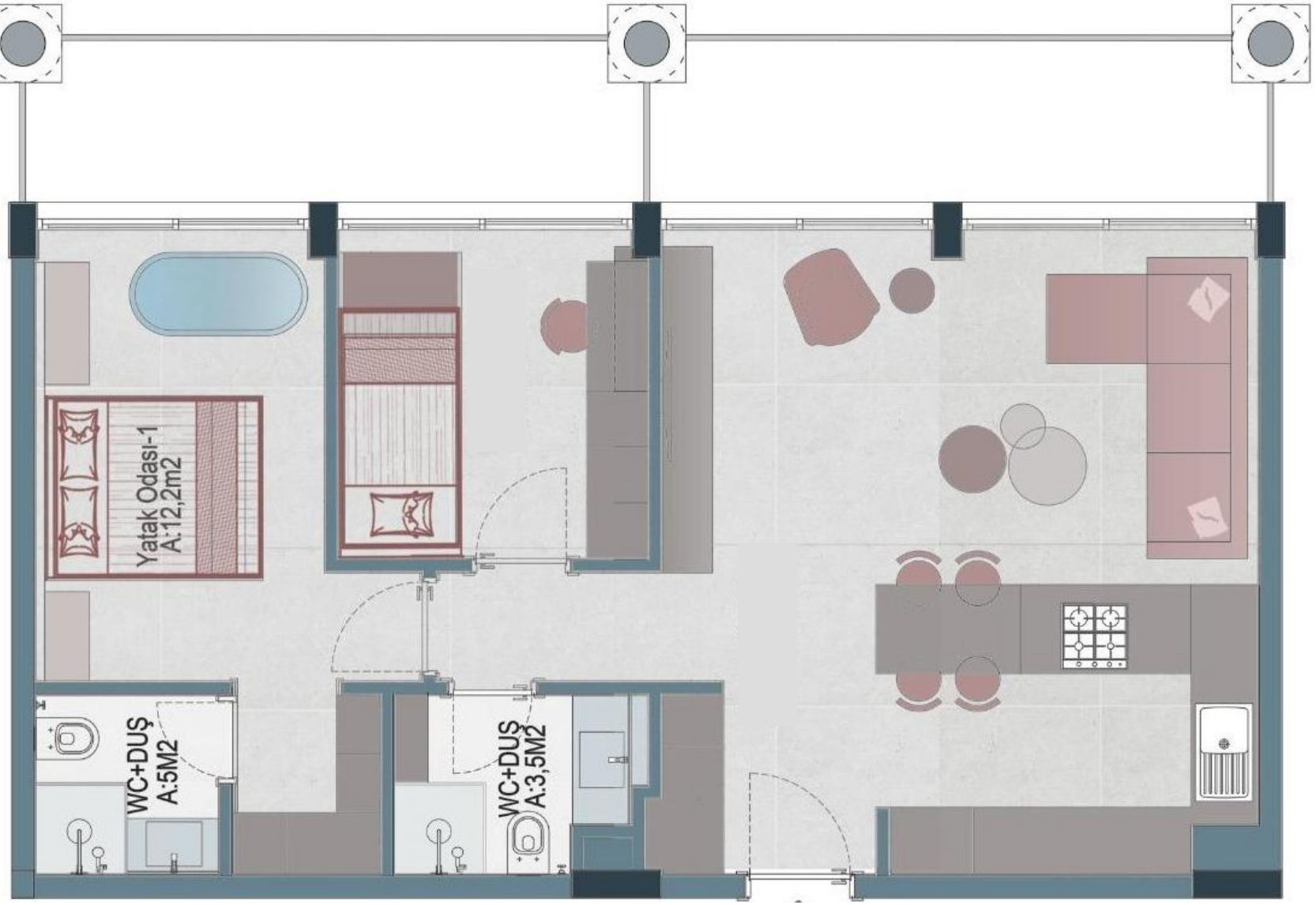
* 50 m² Interior
* 10 m² Terraces
* 60 m² Total Usage Area

the LAGOON BEACH RESORT GLOBAL REAL ESTATE

GLOBAL REAL ESTATE

FULLY FURNISHED

LAST UNIT 325,000 GBP



the LAGOON
BEACH RESORT
GLOBAL REAL ESTATE

2+1 Floor Plan

GROSS AREA
86m²

CLOSE AREA
70m²

DETAILS

KITCHEN & LIVINGROOM : 31.5m²

BEDROOM-1 : 9m²

BEDROOM-2 : 12.5m²

BATHROOM : 5m²

WC : 3.5m²

TERRACE : 16m²

FULLY FURNISHED STARTING FROM 464,500 GBP

GLOBAL REAL ESTATE

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

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The LAGOON

BEACH RESORT

GLOBAL REAL ESTATE

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

The LAGOON
BEACH RESORT
GLOBAL REAL ESTATE

2+1 Bungalow

* 83 m² Interior
* 25 m² Terraces
* 120 m² Total Usage Area

GLOBAL REAL ESTATE

FULLY FURNISHED LAST UNIT 994,750 GBP

The LAGOON
BEACH RESORT
GLOBAL REAL ESTATE

3+1 Bungalow

* 113 m² Interior
* 33 m² Terraces
* 146 m² Total Usage Area

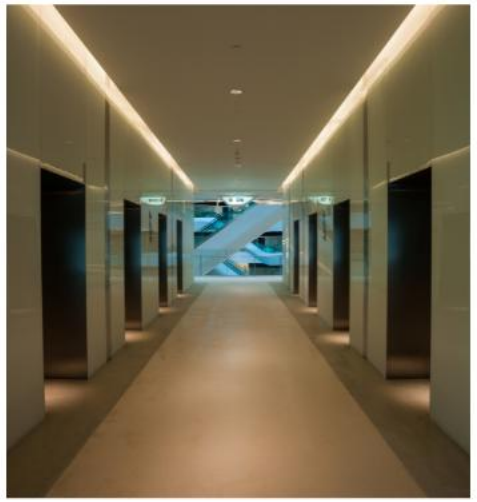
GLOBAL REAL ESTATE

FULLY FURNISHED STARTING FROM 1,050,000 GBP

MODERN SPECIFICATIONS

READY TO MOVE:

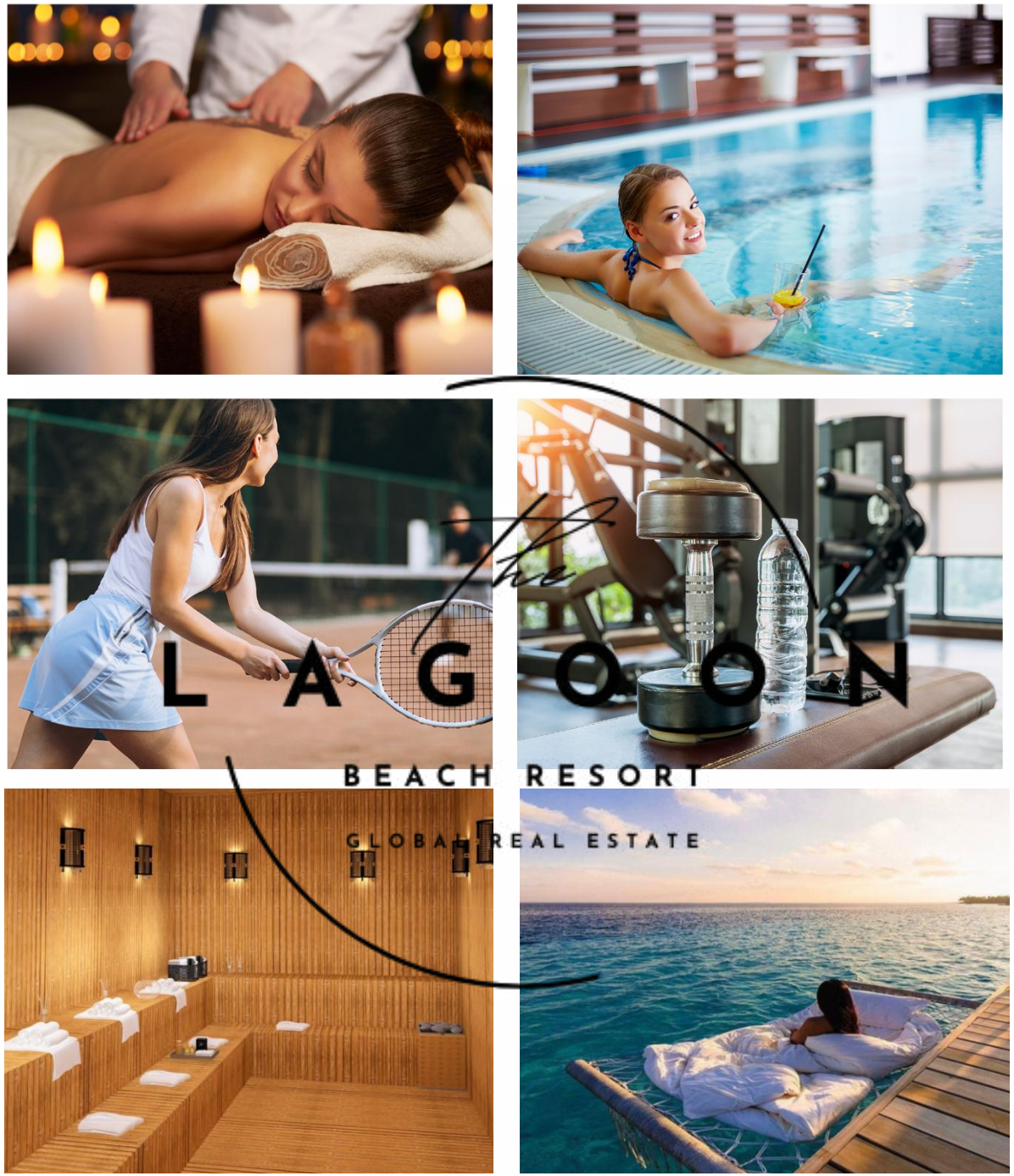
- MODERN FURNITURE
- MODERN KITCHEN FITTINGS
- KITCHEN APPLIANCES
- MODERN BATHROOM FITTINGS
- AIR CONDITIONING
- ALL ACCESSORIES



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:

- ▶ **LAGOON 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 ELECRTICITY AND WATER

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289 UNITS
Sold
Available
the LAGOON
BEACH RESORT
GLOBAL REAL ESTATE
Updated: 20.1.2025

Updated: 20.1.2025
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GLOBAL REAL ESTATE
145 UNITS
Sold
Available

LAGOON
BEACH RESORT

Type A1	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
5	1+1	Garden	35	8		43	235,450	215,450
6	1+1	Garden	35	8		43	235,450	215,450
7	1+1	Garden	35	8		43	235,450	215,450
8	1+1	Garden	35	8		43	235,450	215,450
9	2+1	Garden	70	16		86	464,500	444,500
10	2+1	Garden	70	16		86	464,500	444,500
11	2+1	Garden	70	16		86	464,500	444,500
12	2+1	Garden	70	16		86	464,500	444,500
22	1+1	Penthouse	35	8	35	78	258,950	238,950
23	1+1	Penthouse	35	8	35	78	258,950	238,950
24	1+1	Penthouse	35	8	35	78	258,950	238,950
25	2+1	Penthouse	70	16	70	156	490,500	470,500
26	2+1	Penthouse	70	16	70	156	490,500	470,500
27	2+1	Penthouse	70	16	70	156	490,500	470,500
28	2+1	Penthouse	70	16	70	156	490,500	470,500

Type A2	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
11	1+1	Garden	35	8		43	240,750	220,750
12	1+1	Garden	35	8		43	240,750	220,750
13	1+1	Garden	35	8		43	238,750	218,750
14	1+1	Garden	35	8		43	238,750	218,750
15	1+1	Garden	35	8		43	235,400	215,400
16	1+1	Garden	35	8		43	235,400	215,400
27	1+1	Penthouse	35	8	35	78	271,950	251,950
28	1+1	Penthouse	35	8	35	78	269,750	249,750
29	1+1	Penthouse	35	8	35	78	269,750	249,750
30	1+1	Penthouse	35	8	35	78	269,750	249,750
31	1+1	Penthouse	35	8	35	78	267,500	247,500
32	1+1	Penthouse	35	8	35	78	267,500	247,500

Type A3	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
1	1+1	Garden	35	8		43	232,250	212,250
2	1+1	Garden	35	8		43	232,250	212,250
3	1+1	Garden	35	8		43	232,250	212,250
4	1+1	Garden	35	8		43	232,250	212,250
5	1+1	Garden	35	8		43	232,250	212,250
9	1+1	Garden	35	8		43	232,250	212,250
10	1+1	Garden	35	8		43	232,250	212,250
11	1+1	Garden	35	8		43	232,250	212,250
12	1+1	Garden	35	8		43	232,250	212,250
13	1+1	Garden	35	8		43	232,250	212,250
17	1+1	Penthouse	35	8	35	78	245,250	225,250
22	1+1	Penthouse	35	8	35	78	245,250	225,250
23	1+1	Penthouse	35	8	35	78	245,250	225,250
24	1+1	Penthouse	35	8	35	78	245,250	225,250
26	1+1	Penthouse	35	8	35	78	245,250	225,250
27	1+1	Penthouse	35	8	35	78	245,250	225,250
28	1+1	Penthouse	35	8	35	78	245,250	225,250
29	1+1	Penthouse	35	8	35	78	245,250	225,250
31	1+1	Penthouse	35	8	35	78	245,250	225,250
32	1+1	Penthouse	35	8	35	78	245,250	225,250

Type A4	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
4	1+1	Garden	35	8		43	271,950	251,950
5	2+1	Garden	70	16		86	539,500	519,500
6	2+1	Garden	70	16		86	535,500	515,500
12	1+1	Garden	35	8		43	240,750	220,750
13	2+1	Garden	70	16		86	477,500	457,500
14	2+1	Garden	70	16		86	470,800	450,800
20	1+1	Penthouse	35	8	35	78	297,995	277,995
21	2+1	Penthouse	70	16	70	156	588,500	568,500
22	2+1	Penthouse	70	16	70	156	577,800	557,800
27	1+1	Penthouse	35	8	35	78	271,950	251,950
28	1+1	Penthouse	35	8	35	78	271,950	251,950
29	2+1	Penthouse	70	16	70	156	539,500	519,500
30	2+1	Penthouse	70	16	70	156	535,000	515,000

Type A5	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
1	1+1	Garden	35	8		43	232,250	212,250
2	1+1	Garden	35	8		43	232,250	212,250
3	1+1	Garden	35	8		43	232,250	212,250
4	1+1	Garden	35	8		43	232,250	212,250
5	1+1	Garden	35	8		43	232,250	212,250
13	1+1	Garden	35	8		43	232,250	212,250
21	1+1	Penthouse	35	8	35	78	245,250	225,250
22	1+1	Penthouse	35	8	35	78	245,250	225,250
23	1+1	Penthouse	35	8	35	78	245,250	225,250
29	1+1	Penthouse	35	8	35	78	245,250	225,250
30	1+1	Penthouse	35	8	35	78	245,250	225,250
31	1+1	Penthouse	35	8	35	78	245,250	225,250

Type A6	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
13	1+1	Garden	35	8		43	245,750	225,750
14	1+1	Garden	35	8		43	245,750	225,750
15	1+1	Garden	35	8		43	245,750	225,750
29	1+1	Penthouse	35	8	35	78	258,950	238,950
30	1+1	Penthouse	35	8	35	78	258,950	238,950
31	1+1	Penthouse	35	8	35	78	258,950	238,950

Type A8	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
7	1+1	Garden	35	8		43	266,500	246,500
15	1+1	Garden	35	8		43	258,950	238,950
16	1+1	Garden	35	8		43	258,950	238,950
31	1+1	Penthouse	35	8	35	78	278,500	258,500
32	1+1	Penthouse	35	8	35	78	278,500	258,500

Type B1	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
4	1+1	Garden	35	8		43	245,250	225,250
7	1+1	Penthouse	35	8	35	78	271,950	251,950

Type B2	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
3	1+1	Garden	35	8		43	232,250	212,250
5	1+1	Penthouse	35	8	35	78	258,950	238,950
6	1+1	Penthouse	35	8	35	78	258,950	238,950
7	1+1	Penthouse	35	8	35	78	258,950	238,950
8	1+1	Penthouse	35	8	35	78	258,950	238,950

Type B3	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
1	1+1	Garden	35	8		43	271,950	251,950
2	1+1	Garden	35	8		43	271,950	251,950
3	1+1	Garden	35	8		43	271,950	251,950

Type B4	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
4	1+1	Garden	35	8		43	271,950	251,950

Type B5	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)	Unfurnished Price (£)
5	1+1	Penthouse	35	8	35	78	297,995	277,995

* All the measurements are taken from the architectural drawings

LAST UPDATED: 20.1.2025

PAYMENT PLAN

2,000 GBP - TWO WEEKS RESERVATION

35% DOWN PAYMENT

REMAINING 65% PAYABLE

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER IN DECEMBER 2026

3,000 GBP ELECTRIC AND CLEAN WATER FEE
+
5% VAT ADDED ON TOP OF SALES PRICE AND THEN DIVIDED INTO EACH PAYMENT

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BEACH RESORT
GLOBAL REAL ESTATE

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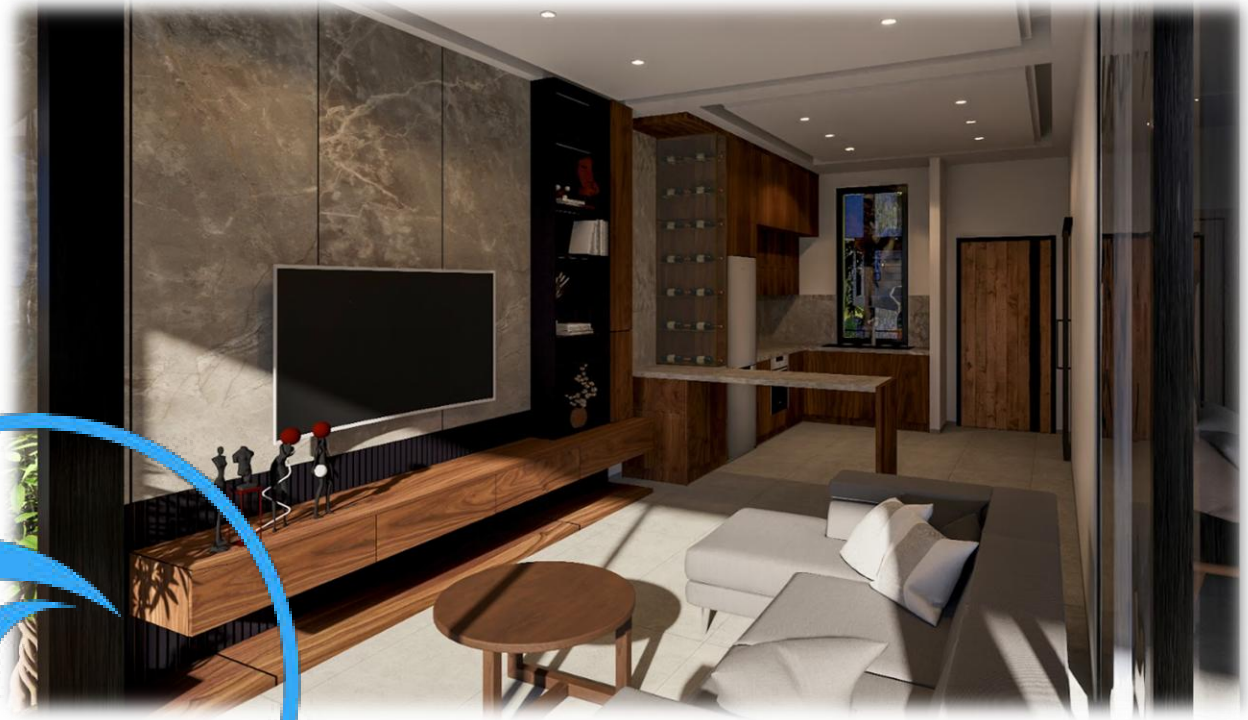
PHASE 1



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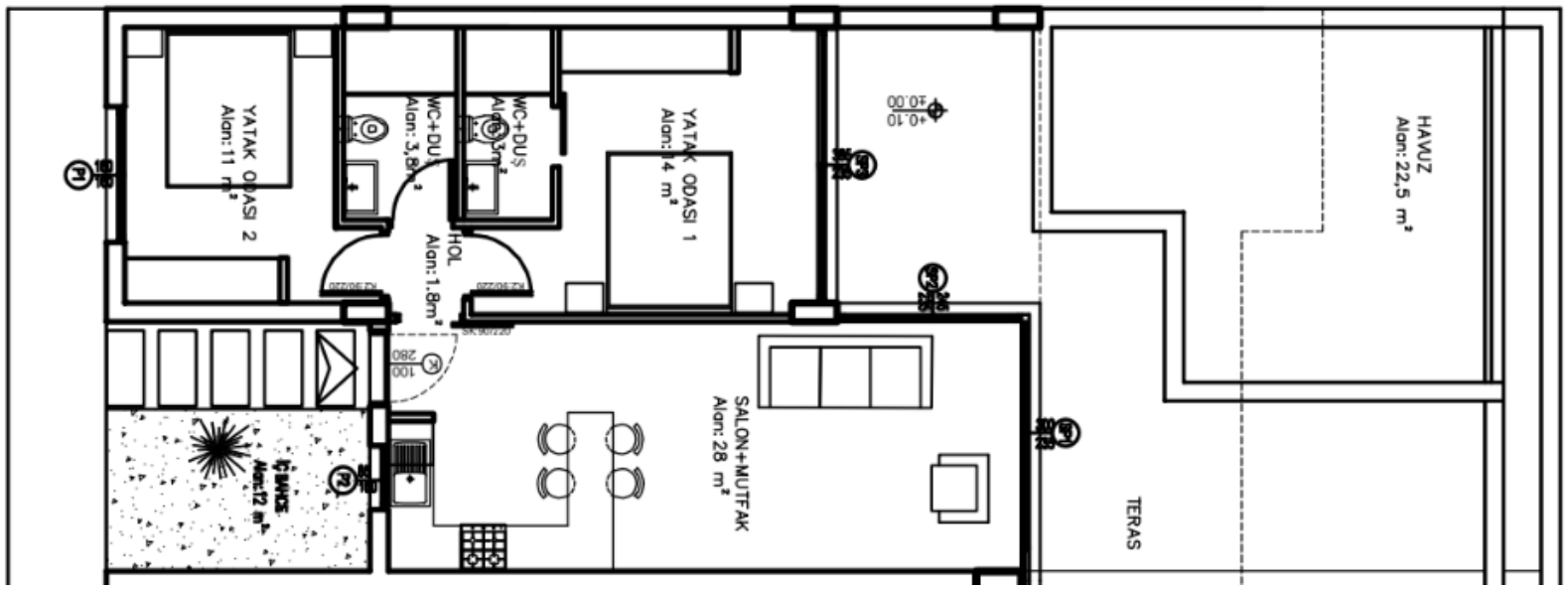
BEACH RESORT

2+1 Garden Floor

* 70 m² Interior
* 41.5 m² Terraces
* 23 m² Pool
* 134.5 m² Total Usage Area

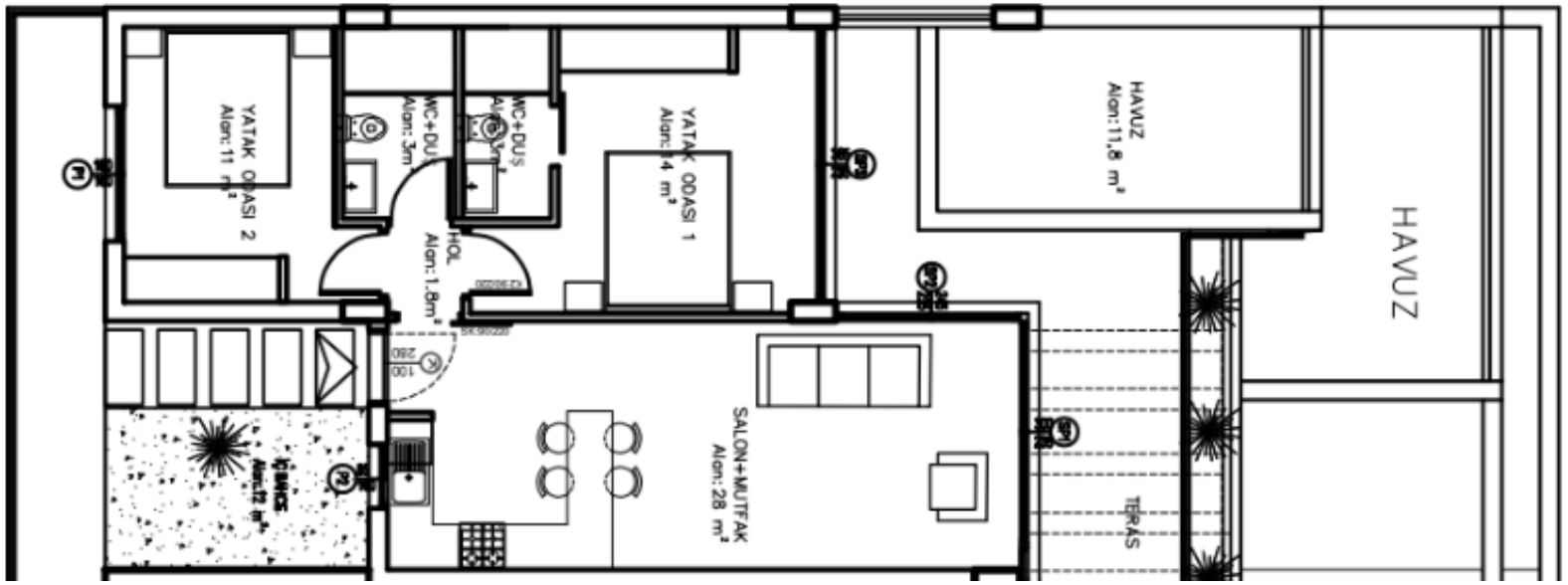
600,000 GBP



2+1 Penthouse

* 70 m² Interior
* 28.5 m² Terraces
* 11.8 m² Pool
* 70 m² Roof Terrace
* 180.3 m² Total Usage Area

650,000 GBP



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PHASE 1

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

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

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

Living / Dining and Kitchen Area: 54 m2
Bedroom 1 Area: 16.3 m2
Bedroom 1 Wc and Shower Area:5. 4 m2
Bedroom 2 Area: 16.3 m2
Bedroom 2 Wc and Shower Area: 4 m2
Master Bedroom 3 Area: 21.5 m2
Master Bedroom 3 Wc and Shower Area: 6 m2
Guest Wc Area: 4 m2
Enterance and Hall Areas: 17 .5 m2
Total Interior Area: 145m2

Sea Terrace Area: 23.7 m2
Side Terraces Area: 53.1 m2
Total Closed Area: 221.8 m2
+ Roof Terrace Area (min):
145 m2

3+1 Private Villa

OCEAN
BEACH RESORT

GLOBAL REAL ESTATE

* 145 m² Interior 3+1 Villa
* 75 m² Terraces
* 145 m² Roof Terrace
* 365 m² Total Usage Area
- 390-485 m² Shared Pool

2,250,000 GBP

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OCEAN
BEACH RESORT

Last Updated: 20.1.2025

info@cyprusglobal.sk

Type A2	Property Type	Floor	Gross Area (m²)	Terraces (m²)	Garden Terrace (m²)	Roof Terrace (m²)	Pool (m²)	Total Usage Area (m²)	Price (£)	STATUS
10	2+1	Garden	70	30	11.5		23	134.5	600,000	Available
13	2+1	Penthouse	70	17	11.5	70	11.8	180.3	650,000	Available

Type C	Property Type	Floor	Gross Area (m²)	Terraces (m²)		Roof Terrace (m²)	Communal Pool (m²)	Total Usage Area (m²)	Price (£)	STATUS
1	Villa	Private	145	75		145	485	365	2,250,000	Available
2	Villa	Private	145	75		145	485	365	2,250,000	Available
4	Villa	Private	145	75		145	390	365	2,250,000	Available
5	Villa	Private	145	75		145	390	365	2,250,000	Available

OCEAN
BEACH RESORT

PAYMENT PLAN

GLOBAL REAL ESTATE

£ 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 ELECRTICITY AND WATER

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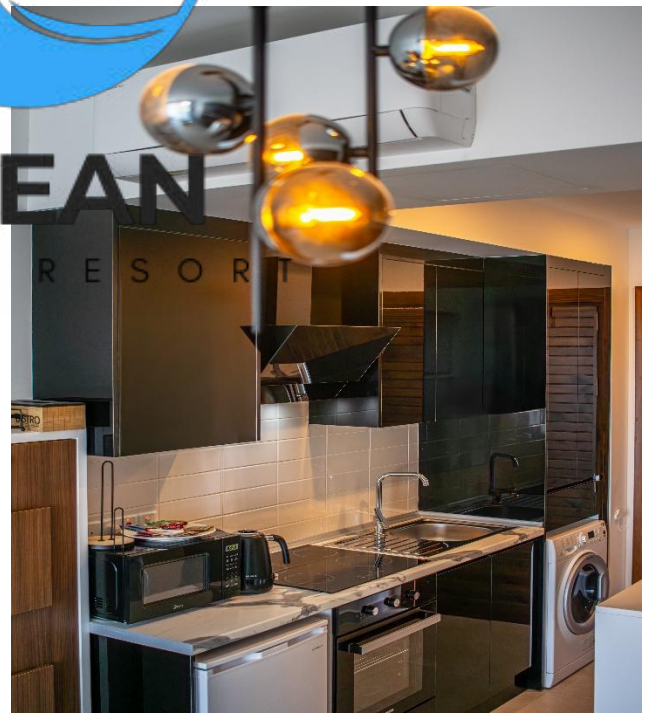
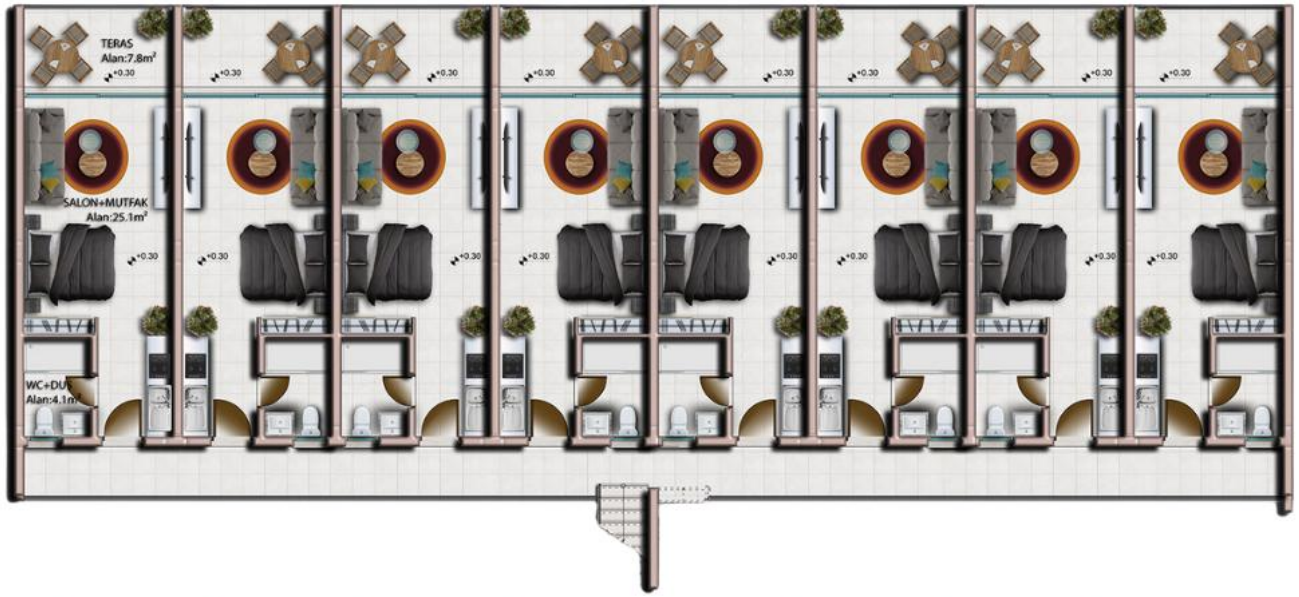


2 OCEAN
BEACH RESORT

THESE IMAGES ARE MEANT TO BE AS AN EXAMPLE

Studio Floor plan



Studio Garden Floor

* 35 m² Interior
* 8 m² Terraces
* 43 m² Total Usage Area

STARTING FROM 165,000 GBP

Studio Penthouse

* 35 m² Interior
* 8 m² Terraces
* 35 m² Roof Terrace
* 78 m² Total Usage Area

STARTING FROM 187,250 GBP

With Sea view

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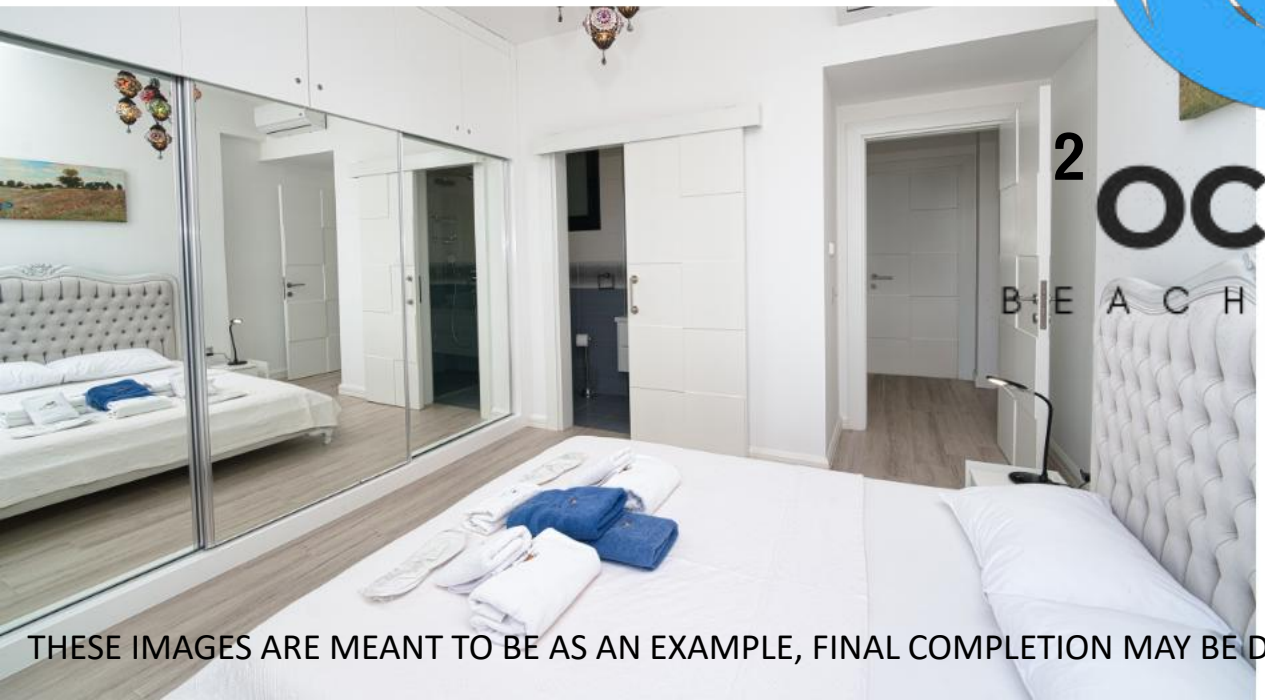
2+1 APARTMENT



2 OCEAN BEACH RESORT

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

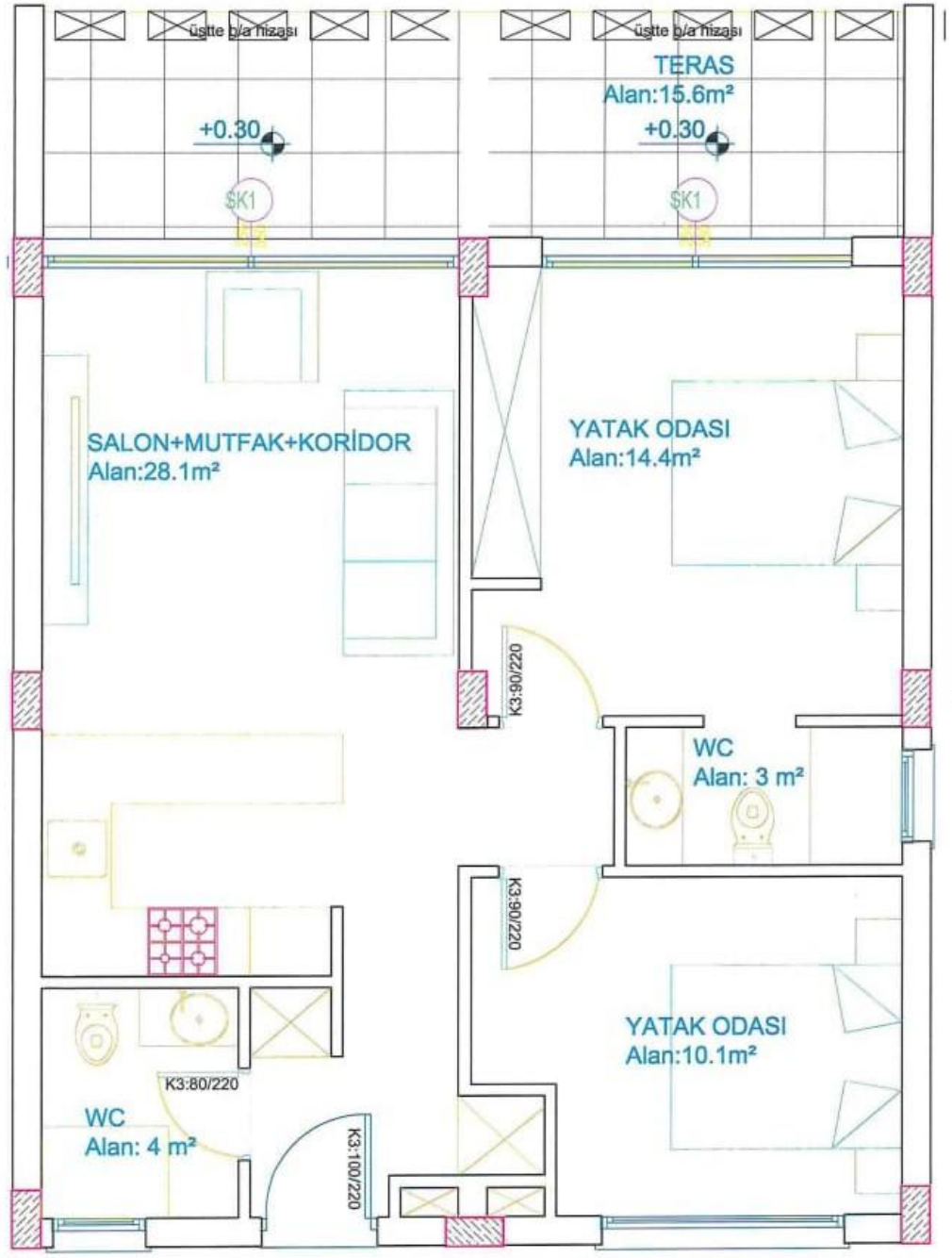
* 70 m² Interior
* 16 m² Terraces
* 86 m² Total Usage Area

320,000 GBP

2+1 Penthouse

* 70 m² Interior
* 16 m² Terraces
* 70 m² Roof Terrace
* 156 m² Total Usage Area

350,000 GBP



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BEACH RESORT

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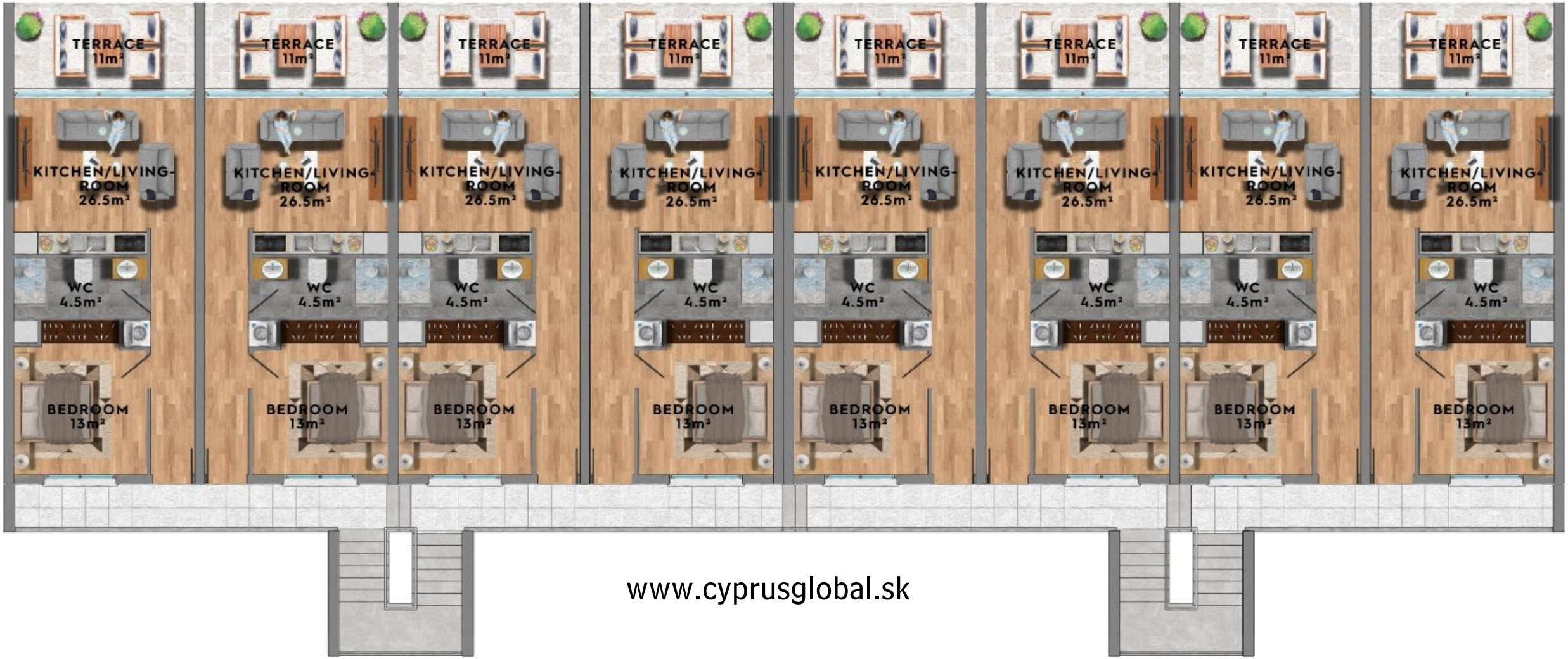
1+1 Garden Floor

* 50 m² Interior
* 10 m² Terraces
* 60 m² Total Usage Area

GLOBAL REAL ESTATE

225,000 GBP

1+1 Garden floor plan



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2+1 Loft Penthouse

* 75 m² Interior
* 10 m² Terraces
* 50 m² Roof Terrace
* 135 m² Total Usage Area

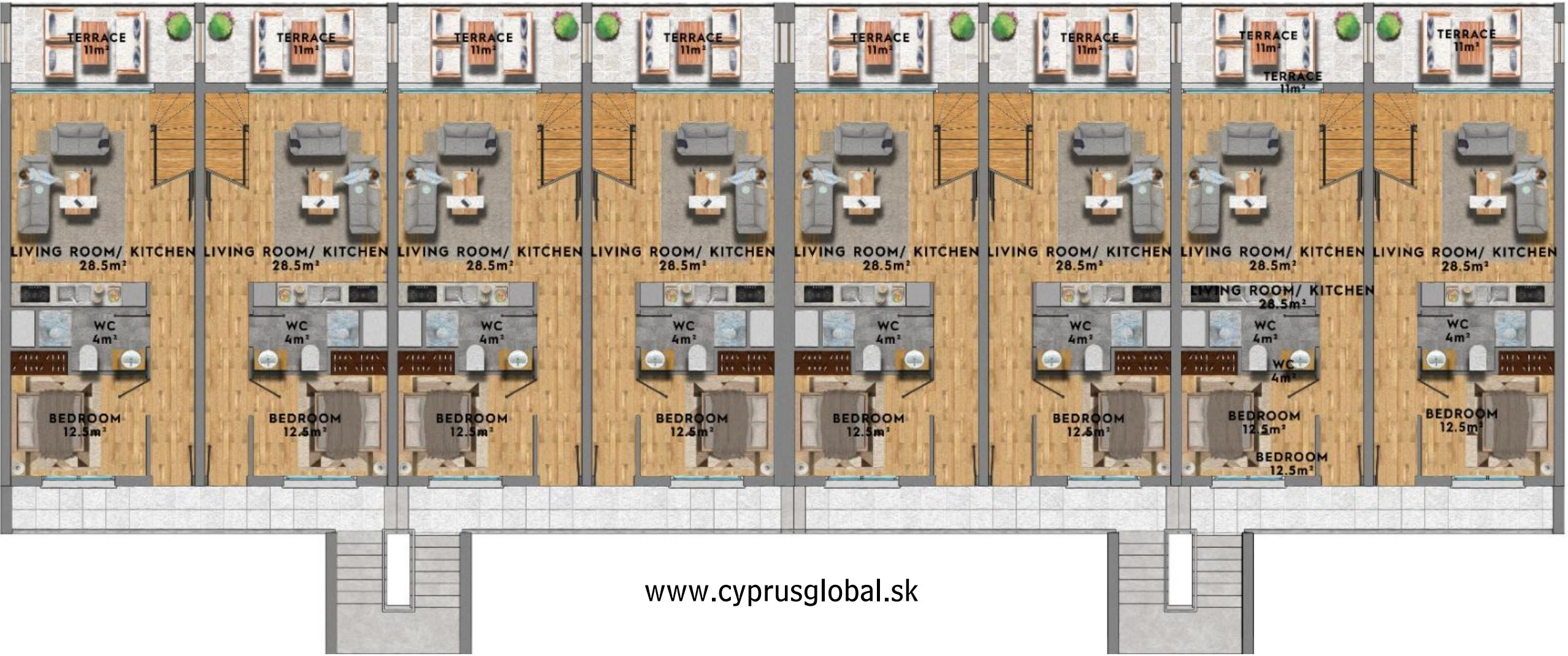
STARTING FROM 285,750 GBP

OCEAN
BEACH RESORT

2+1 Loft Penthouse

* 75 m² - closed area
* 10 m² - terrace
* 50 m² - roof terrace

Total Usage Area – 135 m²



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2+1 Loft Penthouse - Mezzanine floor plan

OCEAN
BEACH RESORT

OCEAN
BEACH RESORT

GLOBAL REAL ESTATE
PHASE 2

PHASE

PHASE 2
2OCEAN
BEACH RESORT

GLOBAL REAL ESTATE
PHASE 2

PHASE 2

2 OCEAN
BEACH RESORT

3+1 Semi-Detached Villa

* 103 m² Interior
* 22 m² Terraces
* 38 m2 Private Pool
* 103 m² Roof Terrace
* 266 m² Total Usage Area

STARTING FROM
750,000 GBP
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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

2 OCEAN
BEACH RESORT

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 ELECRTICITY AND WATER

GLOBAL REAL ESTATE

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 :

- **Ocean 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

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GLOBAL REAL ESTATE

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

Type A1	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
5	1+1	Garden	50	10		60	£ 225,000
6	1+1	Garden	50	10		60	£ 225,000
14	2+1 loft	Penthouse	75	10	50	135	£ 315,650

Type A2	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
5	1+1	Garden	50	10		60	£ 225,000

Type A5	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
9	2+1 loft	Penthouse	75	10	50	135	£ 304,950
10	2+1 loft	Penthouse	75	10	50	135	£ 304,950
11	2+1 loft	Penthouse	75	10	50	135	£ 304,950
12	2+1 loft	Penthouse	75	10	50	135	£ 304,950
13	2+1 loft	Penthouse	75	10	50	135	£ 304,950
15	2+1 loft	Penthouse	75	10	50	135	£ 304,950
16	2+1 loft	Penthouse	75	10	50	135	£ 304,950

Type A6	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
9	2+1 loft	Penthouse	75	10	50	135	£ 304,950
10	2+1 loft	Penthouse	75	10	50	135	£ 304,950
11	2+1 loft	Penthouse	75	10	50	135	£ 304,950
12	2+1 loft	Penthouse	75	10	50	135	£ 304,950
13	2+1 loft	Penthouse	75	10	50	135	£ 304,950
14	2+1 loft	Penthouse	75	10	50	135	£ 304,950
15	2+1 loft	Penthouse	75	10	50	135	£ 304,950
16	2+1 loft	Penthouse	75	10	50	135	£ 304,950

Type A7	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
12	2+1 loft	Penthouse	75	10	50	135	£ 304,950

Type A8	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
4	1+1	Garden	50	10		60	£ 225,000

Type A9	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
5	1+1	Garden	50	10		60	£ 225,000
10	2+1 loft	Penthouse	75	10	50	135	£ 304,950
11	2+1 loft	Penthouse	75	10	50	135	£ 304,950
12	2+1 loft	Penthouse	75	10	50	135	£ 304,950
13	2+1 loft	Penthouse	75	10	50	135	£ 304,950
14	2+1 loft	Penthouse	75	10	50	135	£ 304,950
15	2+1 loft	Penthouse	75	10	50	135	£ 304,950

Type A10	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
2	1+1	Garden	50	10		60	£ 225,000
3	1+1	Garden	50	10		60	£ 225,000
10	2+1 loft	Penthouse	75	10	50	135	£ 292,250
11	2+1 loft	Penthouse	75	10	50	135	£ 292,250
12	2+1 loft	Penthouse	75	10	50	135	£ 292,250
13	2+1 loft	Penthouse	75	10	50	135	£ 292,250
14	2+1 loft	Penthouse	75	10	50	135	£ 292,250

Type A11	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
4	1+1	Garden	50	10		60	£ 225,000
9	2+1 loft	Penthouse	75	10	50	135	£ 292,250
10	2+1 loft	Penthouse	75	10	50	135	£ 292,250
11	2+1 loft	Penthouse	75	10	50	135	£ 292,250
12	2+1 loft	Penthouse	75	10	50	135	£ 292,250
13	2+1 loft	Penthouse	75	10	50	135	£ 292,250
14	2+1 loft	Penthouse	75	10	50	135	£ 292,250
15	2+1 loft	Penthouse	75	10	50	135	£ 292,250
16	2+1 loft	Penthouse	75	10	50	135	£ 292,250

Type A12	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
9	2+1 loft	Penthouse	75	10	50	135	£ 285,750
15	2+1 loft	Penthouse	75	10	50	135	£ 285,750

Type A13	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
12	2+1 loft	Penthouse	75	10	50	135	£ 292,250
13	2+1 loft	Penthouse	75	10	50	135	£ 292,250
14	2+1 loft	Penthouse	75	10	50	135	£ 292,250
15	2+1 loft	Penthouse	75	10	50	135	£ 292,250
16	2+1 loft	Penthouse	75	10	50	135	£ 292,250

Type A14	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
3	1+1	Garden	50	10		60	£ 225,000
9	2+1 loft	Penthouse	75	10	50	135	£ 292,250
10	2+1 loft	Penthouse	75	10	50	135	£ 292,250
11	2+1 loft	Penthouse	75	10	50	135	£ 292,250
12	2+1 loft	Penthouse	75	10	50	135	£ 292,250
13	2+1 loft	Penthouse	75	10	50	135	£ 292,250
14	2+1 loft	Penthouse	75	10	50	135	£ 292,250
15	2+1 loft	Penthouse	75	10	50	135	£ 292,250
16	2+1 loft	Penthouse	75	10	50	135	£ 292,250

Type A15	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
8	1+1	Garden	50	10		60	£ 225,000
11	2+1 loft	Penthouse	75	10	50	135	£ 285,750

Type A16	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
10	2+1 loft	Penthouse	75	10	50	135	£ 292,250
11	2+1 loft	Penthouse	75	10	50	135	£ 292,250
14	2+1 loft	Penthouse	75	10	50	135	£ 292,250
15	2+1 loft	Penthouse	75	10	50	135	£ 292,250

Type A17	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
10	2+1 loft	Penthouse	75	10	50	135	£ 292,250
11	2+1 loft	Penthouse	75	10	50	135	£ 292,250
12	2+1 loft	Penthouse	75	10	50	135	£ 292,250

Type B1	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
5	Studio	Garden	35	8		43	£ 174,950
6	Studio	Garden	35	8		43	£ 174,950

Type B4	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
6	Studio	Garden	35	8		43	£ 165,000
7	Studio	Garden	35	8		43	£ 165,000
10	Studio	Penthouse	35	8	35	78	£ 187,250

Type B5	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
2	Studio	Garden	35	8		43	£ 165,000
4	Studio	Garden	35	8		43	£ 165,000
5	Studio	Garden	35	8		43	£ 165,000
6	Studio	Garden	35	8		43	£ 165,000
7	Studio	Garden	35	8		43	£ 165,000
10	Studio	Penthouse	35	8	35	78	£ 187,250

Type B6	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
2	Studio	Garden	35	8		43	£ 165,000
3	Studio	Garden	35	8		43	£ 165,000
4	Studio	Garden	35	8		43	£ 165,000
5	Studio	Garden	35	8		43	£ 165,000
6	Studio	Garden	35	8		43	£ 165,000

OCEAN BEACH RESORT

LAST UPDATED: 20.1.2025

7	Studio	Garden	35	8		43	£ 165,000
8	Studio	Garden	35	8		43	£ 165,000
13	Studio	Penthouse	35	8	35	78	£ 187,250

Type B8	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
6	Studio	Garden	35	8		43	£ 174,950
7	Studio	Garden	35	8		43	£ 174,950

Type B9	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
4	Studio	Garden	35	8		43	£ 174,950

Type B10	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
5	Studio	Garden	35	8		43	£ 171,250

Type B11	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
2	Studio	Garden	35	8		43	£ 171,250

Type B12	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
11	Studio	Penthouse	35	8	35	78	£ 187,250
13	Studio	Penthouse	35	8	35	78	£ 187,250

Type B13	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
3&4	2+1 standard	Garden	70	16		86	£ 320,000
5&6	2+1 standard	Garden	70	16		86	£ 320,000
7&8	2+1 standard	Garden	70	16		86	£ 320,000
11&12	2+1 standard	Penthouse	70	16	70	156	£ 350,000
13&14	2+1 standard	Penthouse	70	16	70	156	£ 350,000
15&16	2+1 standard	Penthouse	70	16	70	156	£ 350,000

Type B14	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
1&2	2+1 standard	Garden	70	16		86	£ 320,000
3&4	2+1 standard	Garden	70	16		86	£ 320,000
5&6	2+1 standard	Garden	70	16		86	£ 320,000
7&8	2+1 standard	Garden	70	16		86	£ 320,000
10	Studio	Penthouse	35	8	35	78	£ 187,250
11&12	2+1 standard	Penthouse	70	16	70	156	£ 350,000
13&14	2+1 standard	Penthouse	70	16	70	156	£ 350,000
15&16	2+1 standard	Penthouse	70	16	70	156	£ 350,000

Type B15	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
11	Studio	Penthouse	35	8	35	78	£ 187,250
12	Studio	Penthouse	35	8	35	78	£ 187,250

Type B17	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
1&2	2+1 standard	Garden	70	16		86	£ 320,000
3&4	2+1 standard	Garden	70	16		86	£ 320,000
11&12	2+1 standard	Penthouse	70	16	70	156	£ 350,000
13	Studio	Penthouse	35	8	35	78	£ 187,250

Type B18	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
1&2	2+1 standard	Garden	70	16		86	£ 320,000
3&4	2+1 standard	Garden	70	16		86	£ 320,000
5&6	2+1 standard	Garden	70	16		86	£ 320,000
11	Studio	Penthouse	35	8	35	78	£ 187,250
12	Studio	Penthouse	35	8	35	78	£ 187,250
13	Studio	Penthouse	35	8	35	78	£ 187,250

Type B19	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
12	Studio	Penthouse	35	8	35	78	£ 187,250

Type B20	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
1&2	2+1 standard	Garden	70	16		86	£ 320,000
3&4	2+1 standard	Garden	70	16		86	£ 320,000
5&6	2+1 standard	Garden	70	16		86	£ 320,000
7	Studio	Garden	35	8		43	£ 171,250
9&10	2+1 standard	Penthouse	70	16	70	156	£ 350,000
14	Studio	Penthouse	35	8	35	78	£ 187,250

Type B21	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
1&2	2+1 standard	Garden	70	16		86	£ 320,000
3&4	2+1 standard	Garden	70	16		86	£ 320,000
5&6	2+1 standard	Garden	70	16		86	£ 320,000
7&8	2+1 standard	Garden	70	16		86	£ 320,000
9&10	2+1 standard	Penthouse	70	16	70	156	£ 350,000
11&12	2+1 standard	Penthouse	70	16	70	156	£ 350,000
13&14	2+1 standard	Penthouse	70	16	70	156	£ 350,000
15	Studio	Penthouse	35	8	35	78	£ 187,250

Type B22	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
1&2	2+1 standard	Garden	70	16		86	£ 320,000
3&4	2+1 standard	Garden	70	16		86	£ 320,000
9&10	2+1 standard	Penthouse	70	16	70	156	£ 350,000
11&12	2+1 standard	Penthouse	70	16	70	156	£ 350,000

Type B23	Property Type	Floor	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
1&2	2+1 standard	Garden	70	16		86	£ 320,000
3&4	2+1 standard	Garden	70	16		86	£ 320,000
5&6	2+1 standard	Garden	70	16		86	£ 320,000
7&8	2+1 standard	Garden	70	16		86	£ 320,000
10	Studio	Penthouse	35	8	35	78	£ 187,250
11&12	2+1 standard	Penthouse	70	16	70	156	£ 350,000
13&14	2+1 standard	Penthouse	70	16	70	156	£ 350,000
15	Studio	Penthouse	35	8	35	78	£ 187,250

C	Property Type	Pool (m²)	Gross Area (m²)	Terraces m²	Roof Terrace (m²)	Total Usage Area (m²)	Price (£)
9	Villa	38	103	22	103	266	£ 750,000

LAST UPDATED: 20.1.2025

2 OCEAN
BEACH RESORT

OCEAN
BEACH RESORT

3 OCEAN
BEACH RESORT
Google Earth

3 OCEAN
BEACH RESORT

GLOBAL REAL ESTATE
PHASE3 Villas

PHASE 3 Villas

PHASE 3 Villas

PHASE 3 Villas

PHASE 3 Villas

PHASE 3 Villas
OCEAN
BEACH RESORT
CYPRUSDIVES
Holiday
property

Villas 3+1 187 m² interior

- **Private pool (30m2)**
- **Garden floor / first floor (93.5m2/93.5m2)**
- **Terraces total (25m2)**
- **Total Usage (242m2)**

STARTING FROM 1,072,500 GBP

Villas 6+1 – 279 m² interior

- Optional rooms
- 3 floors each (93m2)
- Private pool (30m2)
- Terraces total (25m2)
- Total Usage (334m2)

FROM 1,402,500 GBP

OCEAN
BEACH RESORT

FIRST FLOOR PLAN

BASEMENT FLOOR PLAN

3 OCEAN
BEACH RESORT

Type A	Property Type	Floor	Gross Area (m²)	Lower Ground Floor Ground Floor First Floor (m²)	Terraces (m²)	Ground Floor First Floor Terraces (m²)	Pool (m²)	Total Usage Area (m²)	Price (£)	STATUS
2	6+1 Villa	Private	279	93 / 93 / 93	25	12.5 / 12.5	30	334	1,402,500	Available
3	6+1 Villa	Private	279	93 / 93 / 93	25	12.5 / 12.5	26	330	1,402,500	Available
4	6+1 Villa	Private	279	93 / 93 / 93	25	12.5 / 12.5	26	330	1,512,500	Available
5	6+1 Villa	Private	279	93 / 93 / 93	25	12.5 / 12.5	26	330	1,512,500	Available

Type B	Property Type	Floor	Gross Area (m²)	Ground Floor First Floor (m²)	Terraces m²	Ground Floor First Floor Terraces (m²)	Pool (m²)	Total Usage Area (m²)	Price (£)	STATUS
2	3+1 Villa	Private	187	93.5 / 93.5	25	12.5 / 12.5	30	242	1,072,500	Available
3	3+1 Villa	Private	187	93.5 / 93.5	25	12.5 / 12.5	26	238	1,072,500	Available
4	3+1 Villa	Private	187	93.5 / 93.5	25	12.5 / 12.5	26	238	1,250,000	Available
6	3+1 Villa	Private	187	93.5 / 93.5	25	12.5 / 12.5	26	238	1,375,000	Available

* All the measurements are taken from the architectural drawings

LAST UPDATED: 20.1.2025

OCEAN
BEACH RESORT

Payment Plan

GLOBAL REAL ESTATE

£ 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 ELECRTICITY AND WATER

GLOBAL REAL ESTATE
CORAL
BEACH RESORT
LUXURY VILLAS

CORAL
BEACH RESORT

CORAL
BEACH RESORT

CORAL
BEACH RESORT

3+1 Private Villa

- 191 m² CLOSED AREA
- 121 m2 TERRACE
- 57 m2 SWIMMING POOL / 51 m2 DECORATION POOL

GARDENS / PRIVATE PARKING / OUTDOOR CINEMA

STARTING FROM 1,450,000 GBP

WC
4.5 m²
BEDROOM-2
24.5m²
BEDROOM-1
20m²
WC
4m²
MASTER
BEDROOM
27m²
Staircase
Staircase
LAUNDRY
14m²
CLOSET
5m²
WC
5m²

POOL
40m²
MAIN
ENTRANCE
10.5m²
KITCHEN/LIVINGROOM
48m²
WC
4m²
BALCONY
48m²

CORAL BEACH RESORT

GLOBAL REAL ESTATE

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 ELECRTICITY AND WATER

SEASIDE
BEACH RESORT

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SEASIDE BEACH RESORT

THREE PHASES,
ONE COMMUNITY,
FROM SEA TO
MOUNTAINS

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

AZURE
Beach Resort
SAPPHIRE
Beach Resort
SERENITY
BAY
OASIS
Beach Resort
Amber
BEACH RESORT
Phase 2
Phase 1
Phase 3

Unique Sea & Mountain View
SEASIDE
BEACH RESORT

Phase I
TYPE B
GLOBAL REAL ESTATE

Phase I
TYPE B

SEASIDE
BEACH RESORT
Phase I
TYPE B

Phase I
TYPE B

B type Floor plan

3 Bed Garden 95 m²
* 39 m² Terrace
* 34 m² Private Pool
* 168 m² Total usage area

2 Bed Garden 90 m²
* 36 m² Terrace
* 27 m² Private Pool
* 153 m² Total usage area

SOLD

~~600000 GBP~~

575,000 GBP

SEASIDE
BEACH RESORT
Phase I
BEACH VILLA

Phase I
BEACH VILLA

SEASIDE
BEACH RESORT

Phase I
BEACH VILLA

4+1 Beach Villa

* 157m² interior
* 66 m² Terrasse
* 75 m² Roof terrasse
* 298 m² Total usage area

2,500,000 GBP

SEASIDE
BEACH RESORT

Pricelist DEC 25th 2024

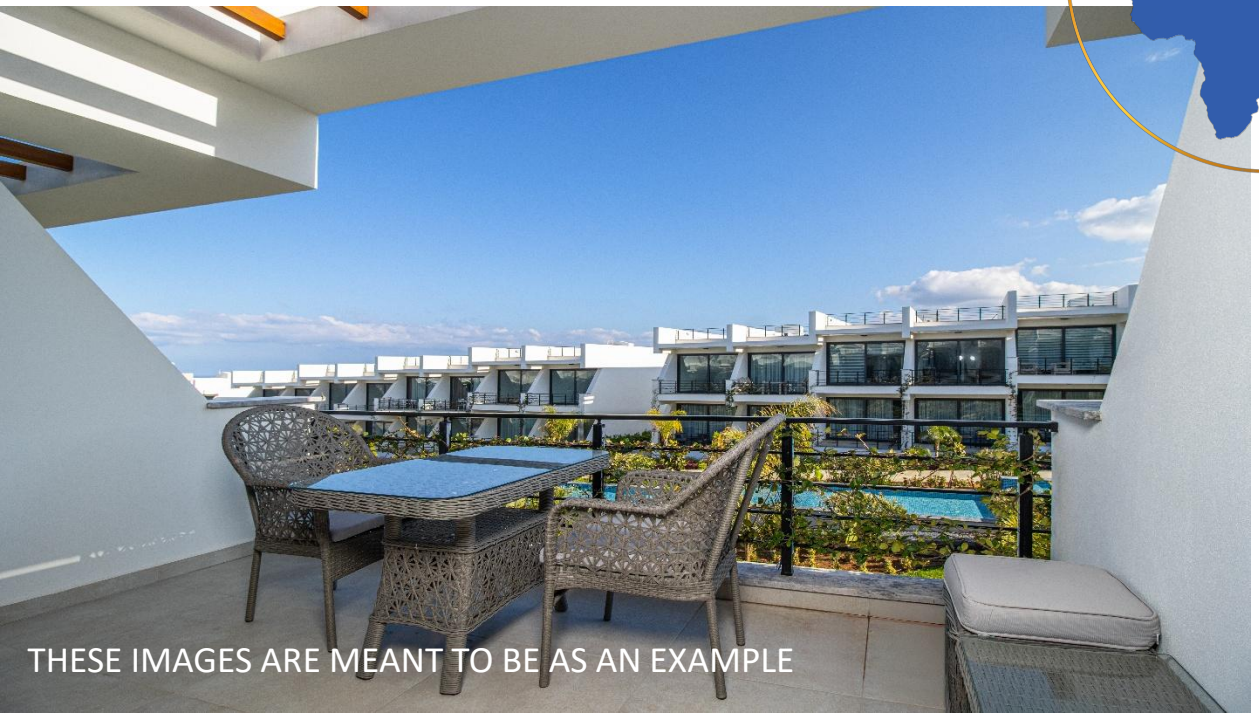
224 Studio
30 units 1+1 Garden
30 units 2+1 Penthouse

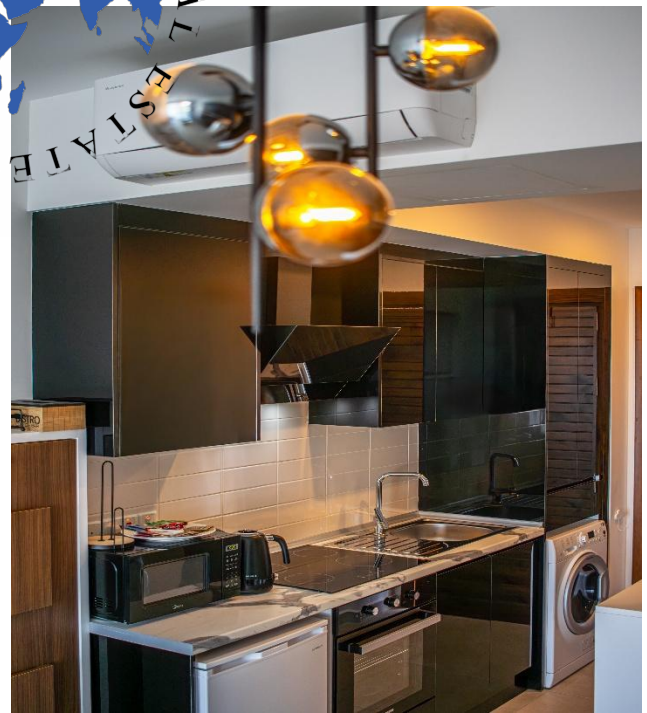
PHASE II

PHASE II

PHASE II
SEASIDE

GLOBAL REAL ESTATE
PHASE II

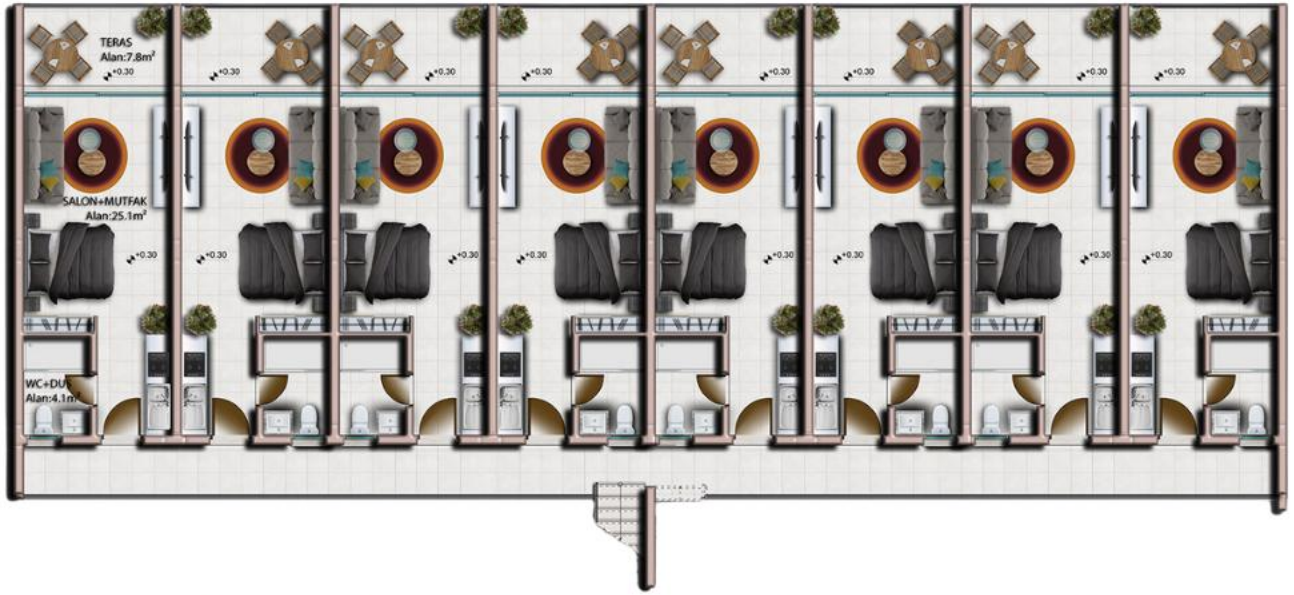




THESE IMAGES ARE MEANT TO BE AS AN EXAMPLE

Studio Floor plan

PHASE II



Studio Garden Floor

* **35 m² Interior**
* **8 m² Total Terraces**
* **43 m² Total Usage Area**

STARTING FROM 171,250 GBP

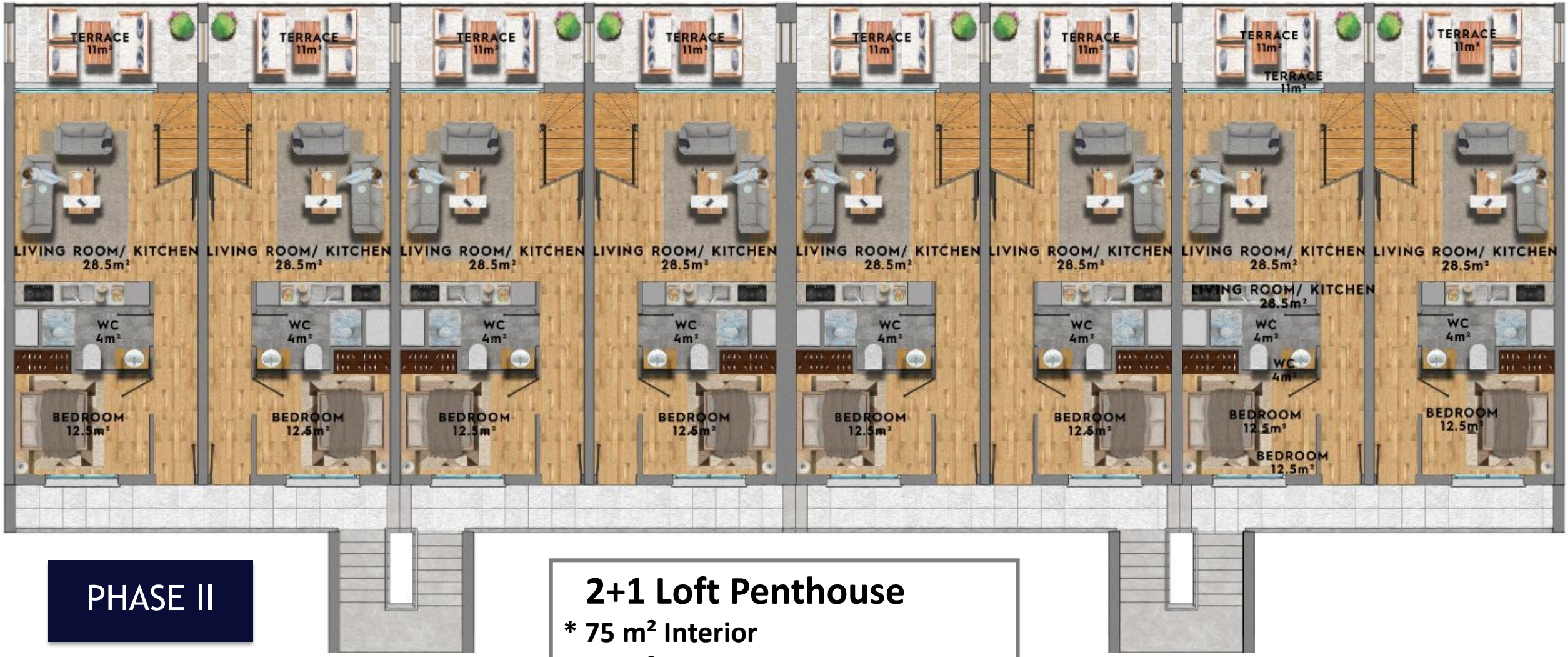
Studio Penthouse

* **35 m² Interior**
* **8 m² Total Terraces**
* **35 m² Roof Terrace**
* **78 m² Total Usage Area**

STARTING FROM 175,000 GBP

SEASIDE
BEACH RESORT

GLOBAL REAL ESTATE



PHASE II

2+1 Loft Penthouse

* 75 m² Interior
* 10 m² Total Terraces
* 50 m² Roof Terrace
* 135 m² Total Usage Area

LAST 3 UNITs AVAILABLE

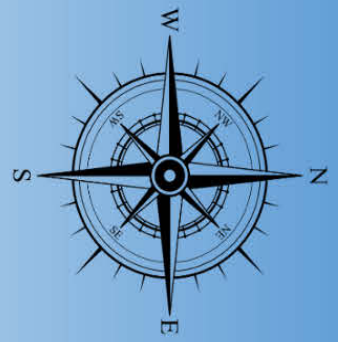
320,950 GBP

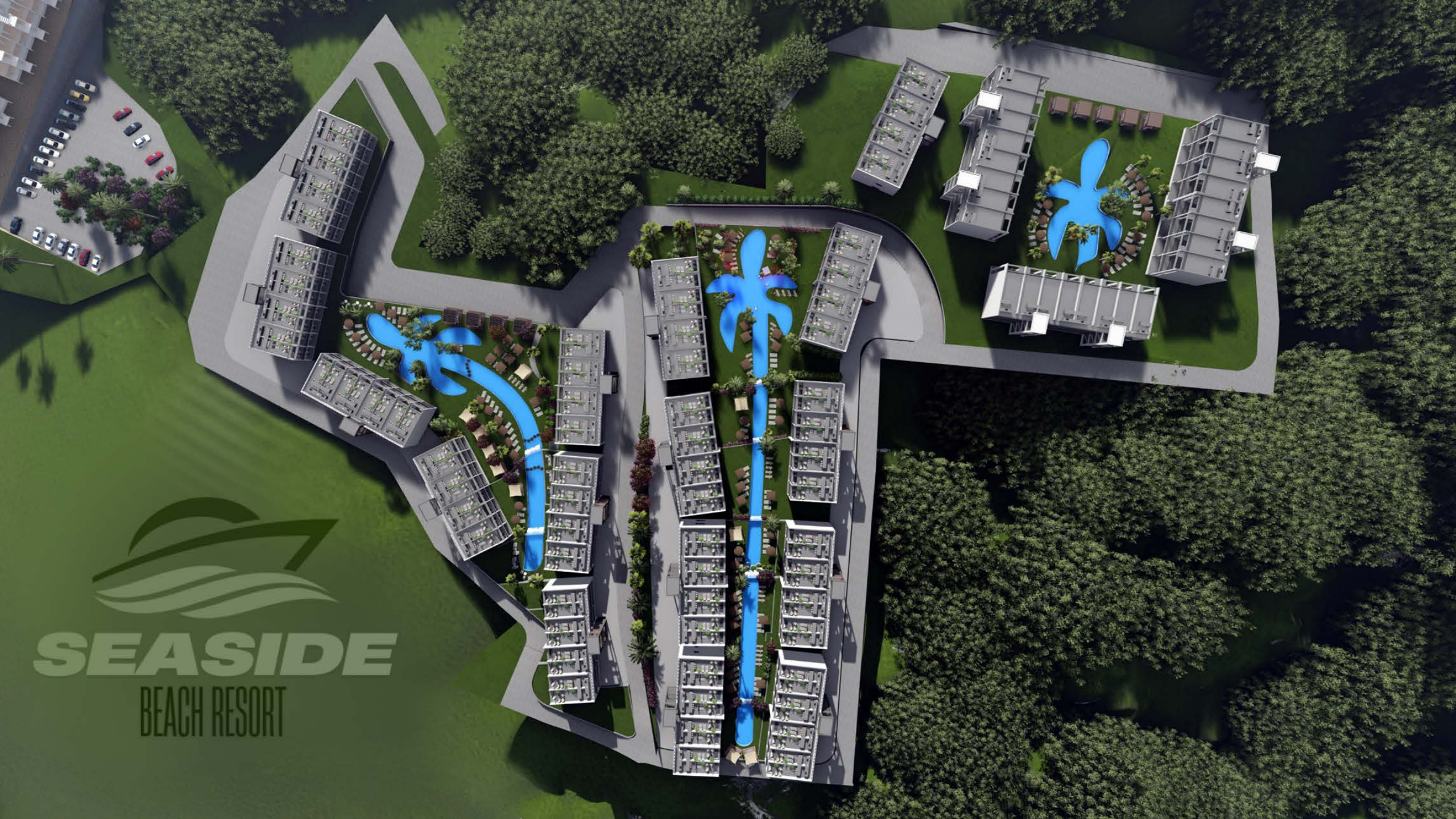
PHASE II

2+1 Loft Penthouse - Mezzanine floor plan

SEASIDE
BEACH RESORT

Last Updated: DECEMBER 24TH 2024



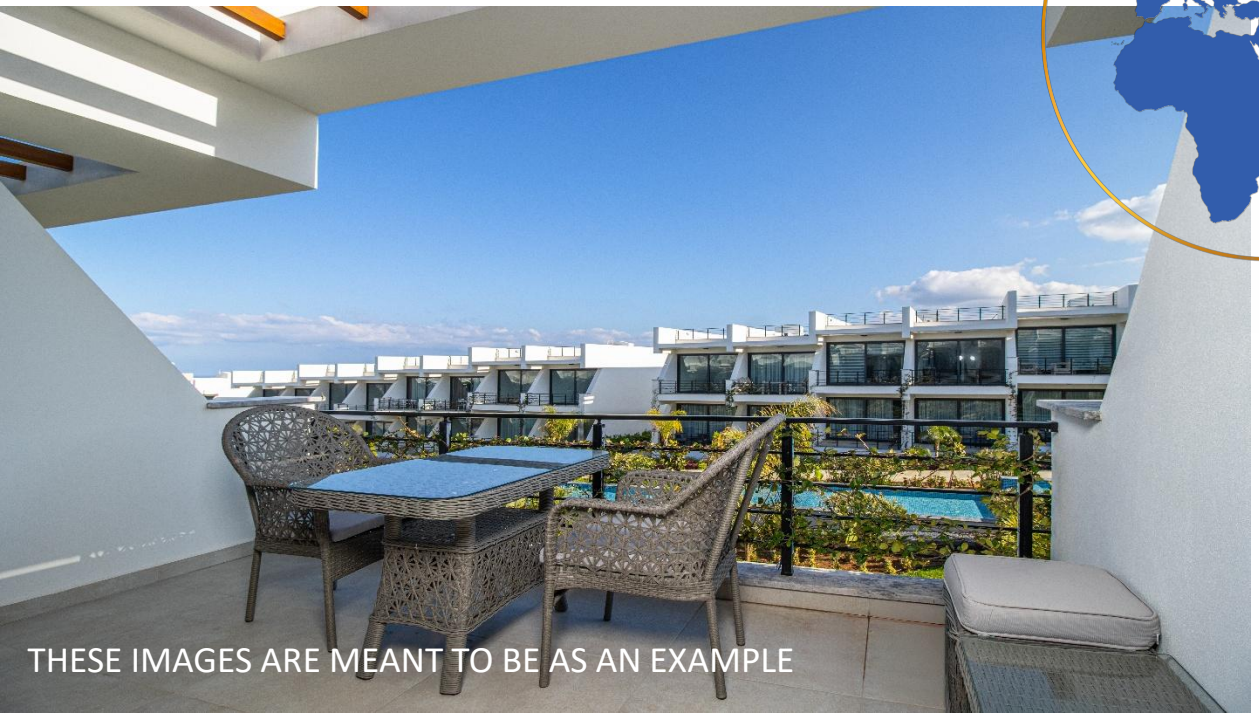

SEASIDE
BEACH RESORT

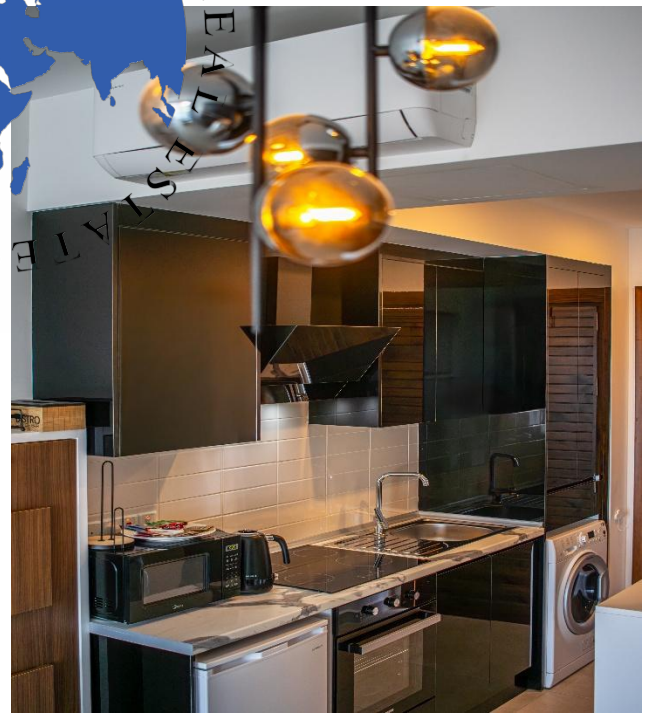
PHASE III

PHASE III

PHASE III

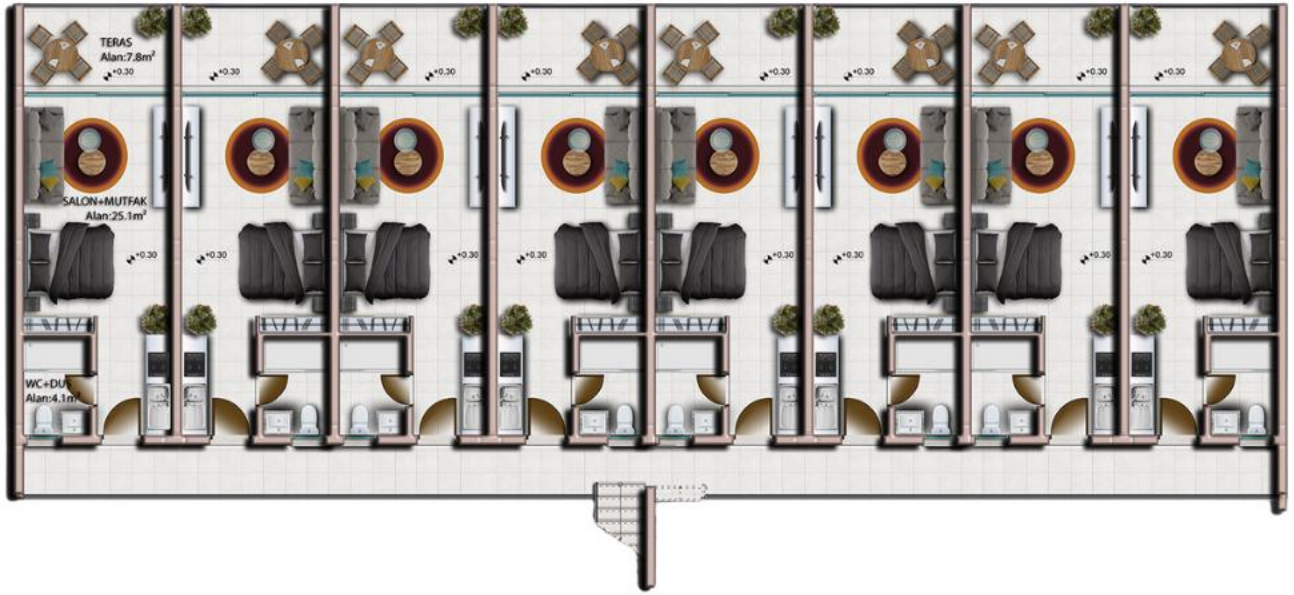
PHASE III





THESE IMAGES ARE MEANT TO BE AS AN EXAMPLE

Studio Floor plan



Studio Garden Floor

* 35 m² Gross Area
* 8 m² Total Teracces
* 43 m² Total Usage Area

STARTING FROM 149,800 GBP

Studio Penthouse

* 35 m² Gross Area
* 8 m² Total Teracces
* 35 m² Roof Terrace
* 78 m² Total Usage Area

STARTING FROM 171,250 GBP

1+1 GARDEN

* **50 m² Interior**
* **10 m² Total Terraces**
* **60 m² Total Usage Area**

STARTING FROM 225,000 GBP

PHASE III

1+1 Garden floor plan

SEASIDE BEACH RESORT

AVAILABILITY MAP

DEC 18th 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

GLOBAL REAL ESTATE

Asian Fusion Cuisine

GLOBAL REAL ESTATE

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 :

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

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 ELECRTICITY AND WATER

SUNLIGHT

BEACH RESORT

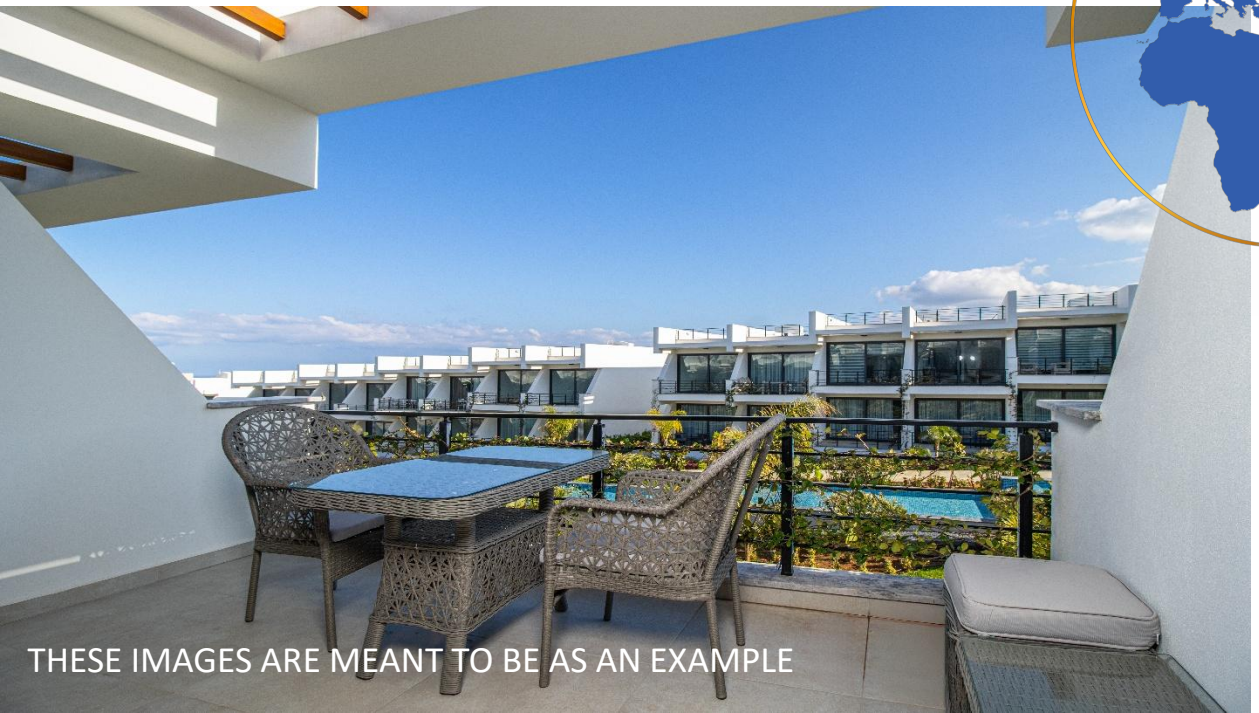
www.cyprusglobal.sk

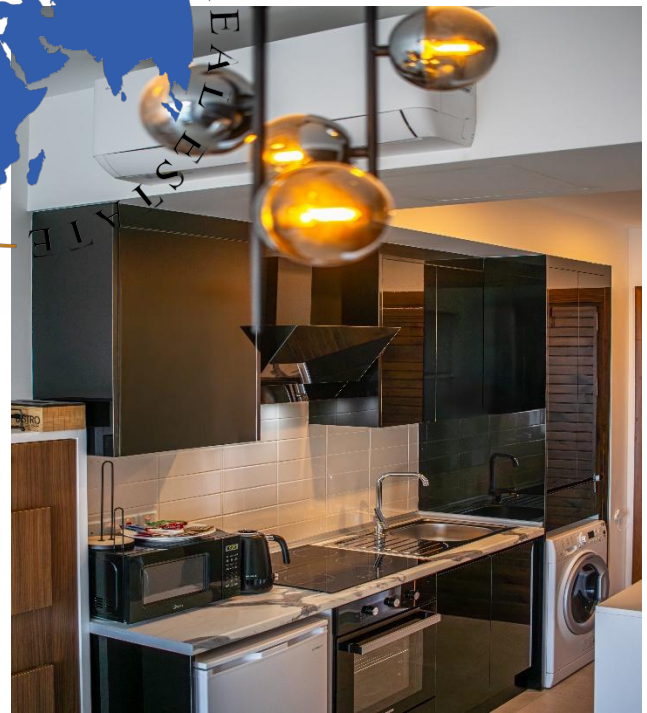
SUNLIGHT
BEACH RESORT

SUNLIGHT
BEACH RESORT
GLOBAL REAL ESTATE

GLOBAL REAL ESTATE

SUNLIGHT
BEACH RESORT

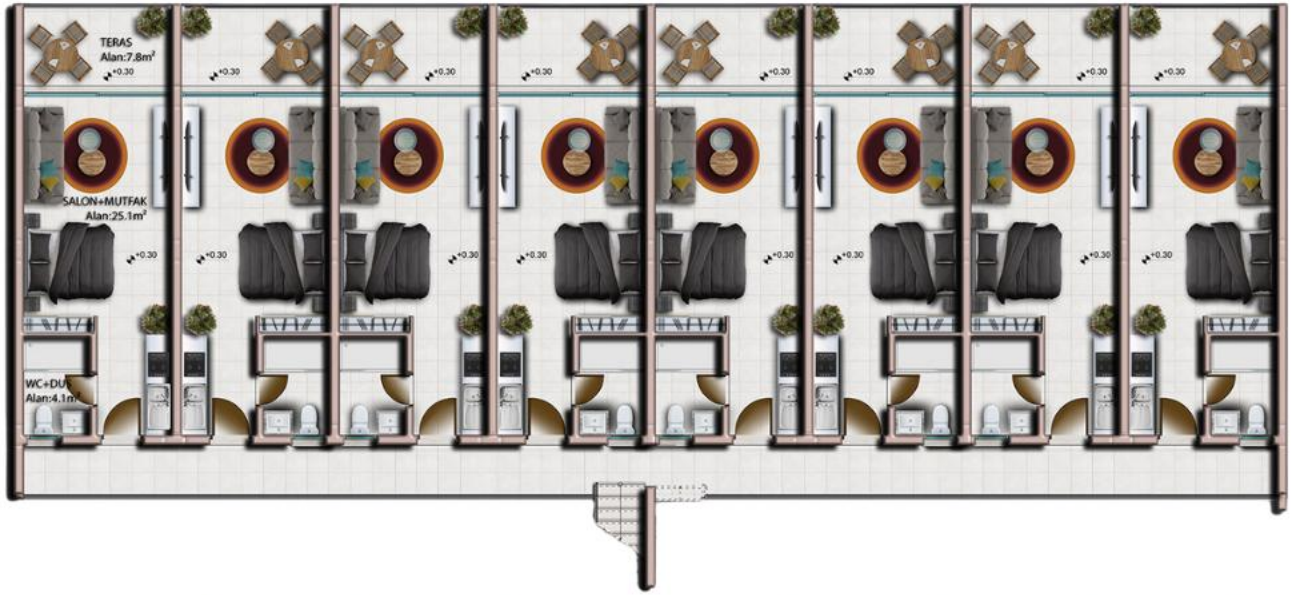




THESE IMAGES ARE MEANT TO BE AS AN EXAMPLE

Studio Floor plan

SUNLIGHT
BEACH RESORT



Studio Garden Floor

* 35 m² Gross Area
* 8 m² Total Teracces
* 43 m² Total Usage Area

STARTING FROM 165,000 GBP

Studio Penthouse

* 35 m² Gross Area
* 8 m² Total Teracces
* 35 m² Roof Terrace
* 78 m² Total Usage Area

STARTING FROM 195,000 GBP

1+1 GARDEN

* **50 m² Interior**
* **10 m² Total Terraces**
* **60 m² Total Usage Area**

LAST UNIT 250,000 GBP

1+1 Garden floor plan

2+1 Loft Penthouse

* 75 m² Interior
* 10 m² Terraces
* 50 m² Roof Terrace
* 135 m² Total Usage Area

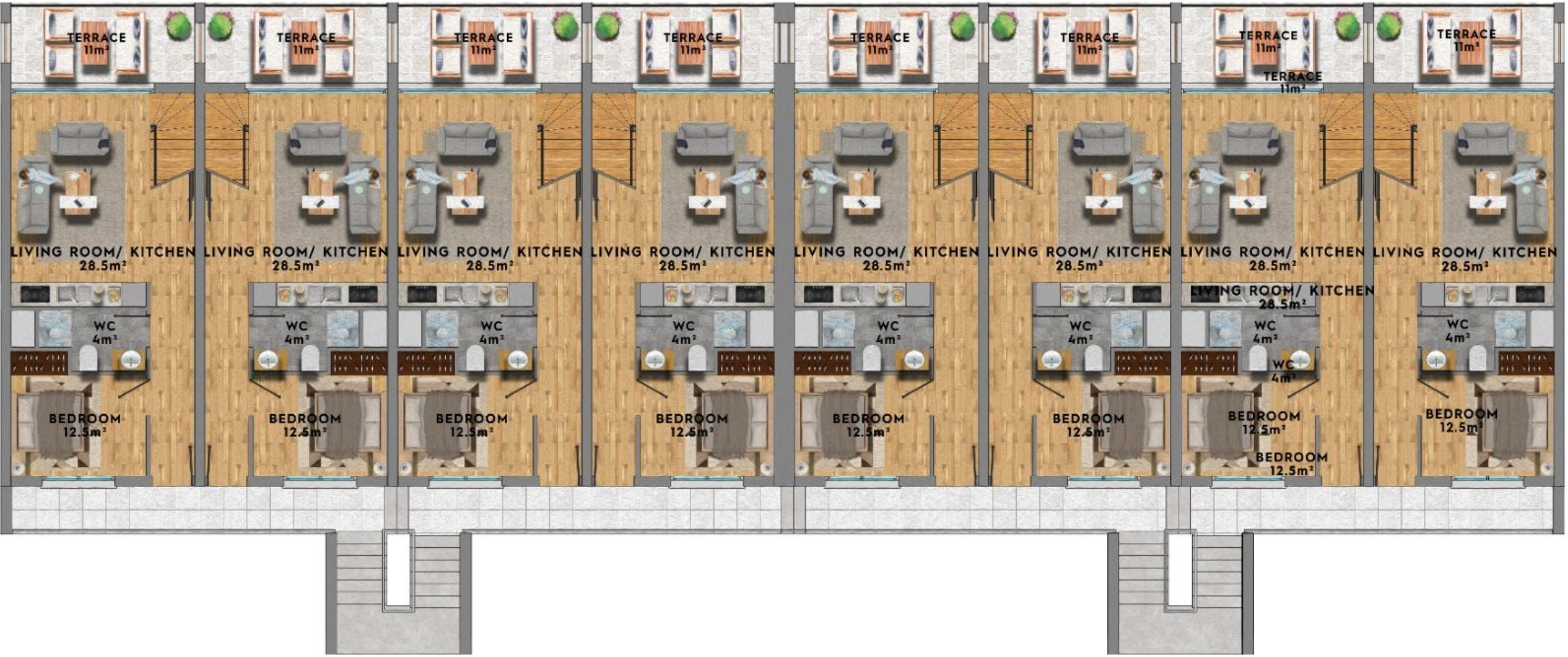
329,450 GBP

SUNLIGHT
BEACH RESORT

2+1 Loft Penthouse

* 75 m² - closed area
* 10 m² - terrace
* 50 m² - roof terrace

Total Usage Area – 135 m²



SUNLIGHT
BEACH RESORT

2+1 Loft Penthouse - Mezzanine floor plan

GLOBAL REAL ESTATE

GLOBAL REAL ESTATE

SUNLIGHT

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

Living / Dining and Kitchen Area: 54 m2
Bedroom 1 Area: 16.3 m2
Bedroom 1 Wc and Shower Area:5. 4 m2
Bedroom 2 Area: 16.3 m2
Bedroom 2 Wc and Shower Area: 4 m2
Master Bedroom 3 Area: 21.5 m2
Master Bedroom 3 Wc and Shower Area: 6 m2
Guest Wc Area: 4 m2
Enterance and Hall Areas: 17 .5 m2
Total Interior Area: 145m2

Sea Terrace Area: 23.7 m2
Side Terraces Area: 53.1 m2
Total Closed Area: 221.8 m2
+ Roof Terrace Area (min):
145 m2

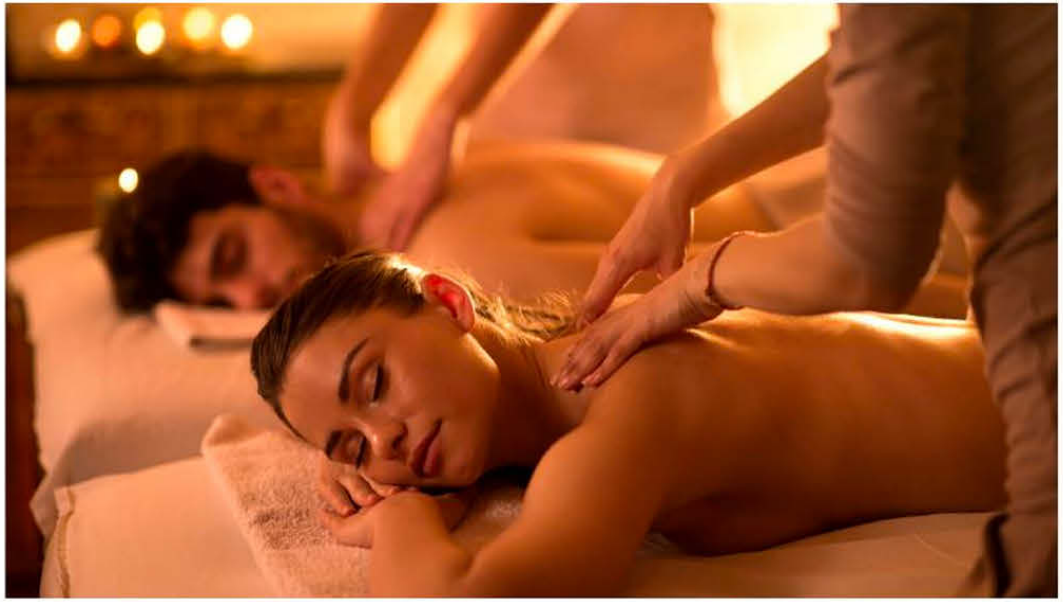
3+1 Private Villa

* 145 m² Interior 3+1 Villa
* 75 m² Terraces
* 145 m² Roof Terrace
- 365 m² Total Usage Area

1,500,000 GBP

SUNLIGHT
BEACH RESORT

Hawaii Facilities

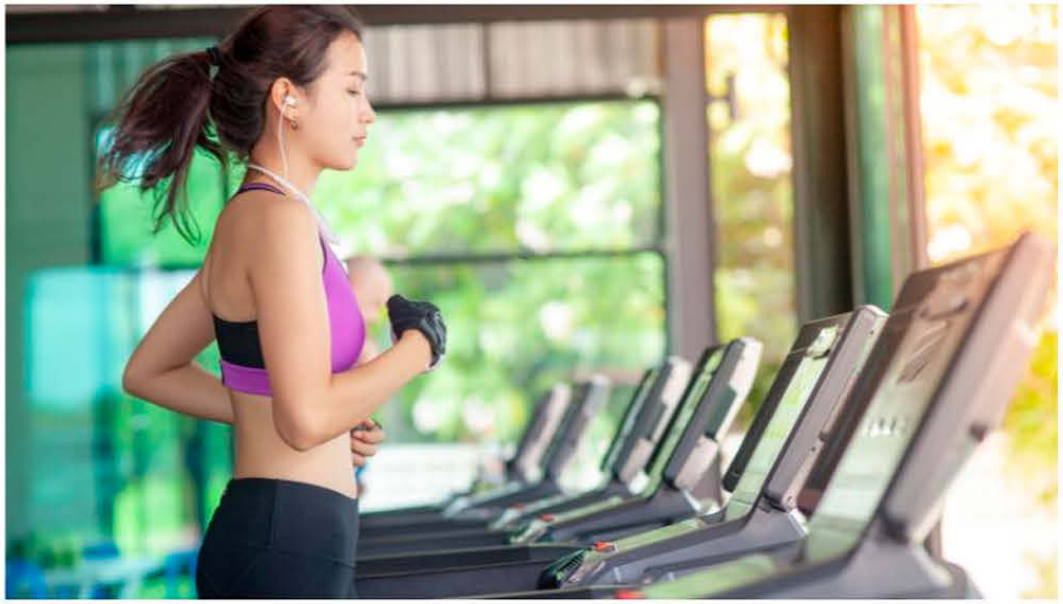


Indoor Heated pool

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 :

SUNLIGHT = £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

SUNLIGHT
BEACH RESORT

Last Updated: 20.1.2025

SUNLIGHT
BEACH RESORT

PAYMENT PLAN

GLOBAL REAL ESTATE

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

35% DOWN PAYMENT

65% REMAINING

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER DECEMBER 2025

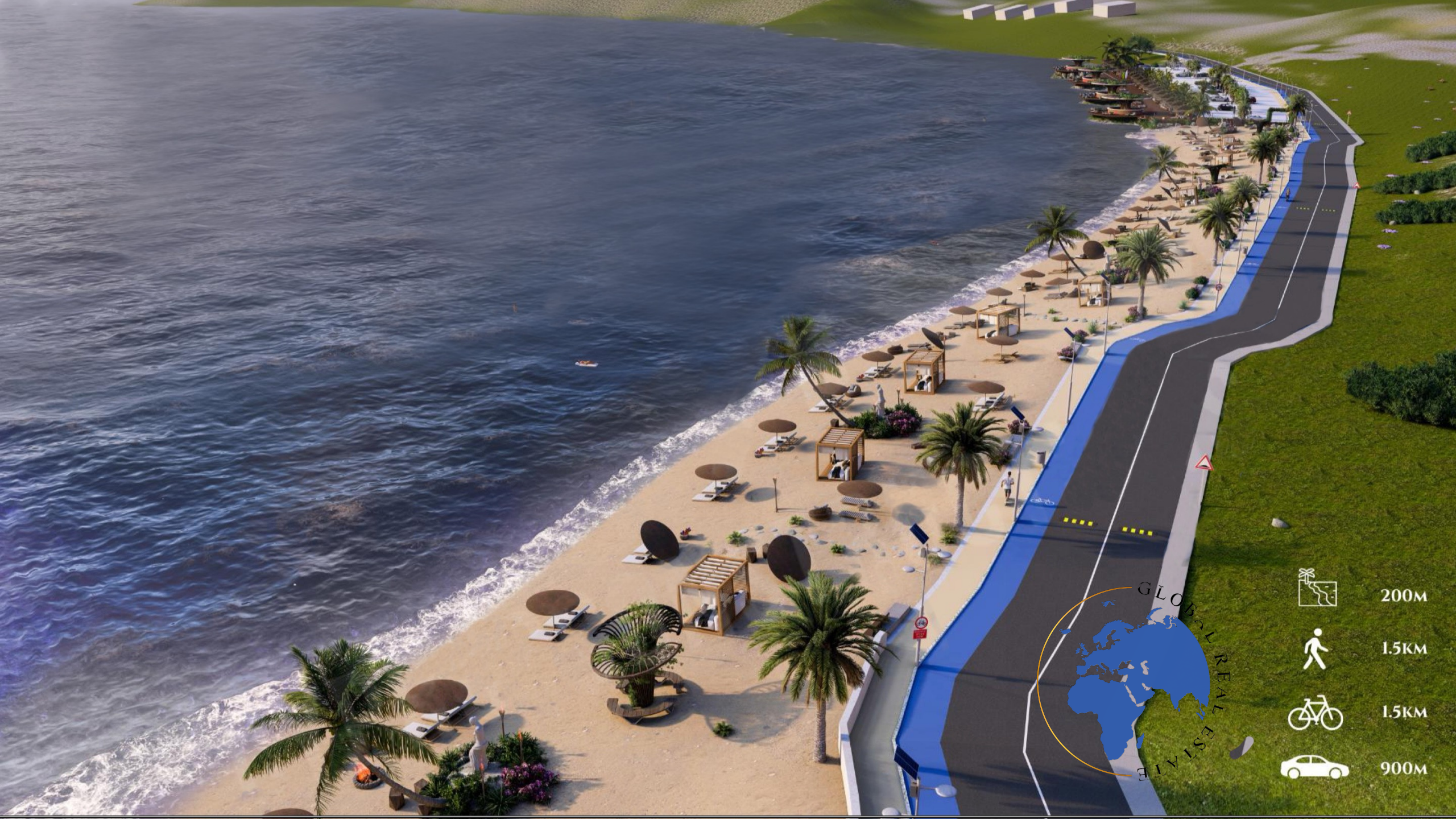
5% VAT
+
£ 3.000 CONNECTION OF ELECRTICITY AND WATER

OASIS

Beach Resort

OASIS
Beach Resort
Amber
BEACH RESORT

200M
1.5KM
1.5KM
900M
GLOBAL REAL ESTATE


GLOBAL REAL ESTATE
200M
1.5KM
1.5KM
900M

OASIS
Beach Resort
GLOBAL REAL ESTATE

OASIS
GLOBAL REAL ESTATE

2+1 Garden Apartment

Jacuzzi Included

2+1 Garden Apartment

Furniture – AC – Kitchen White goods Included

2+1 Garden Apartment

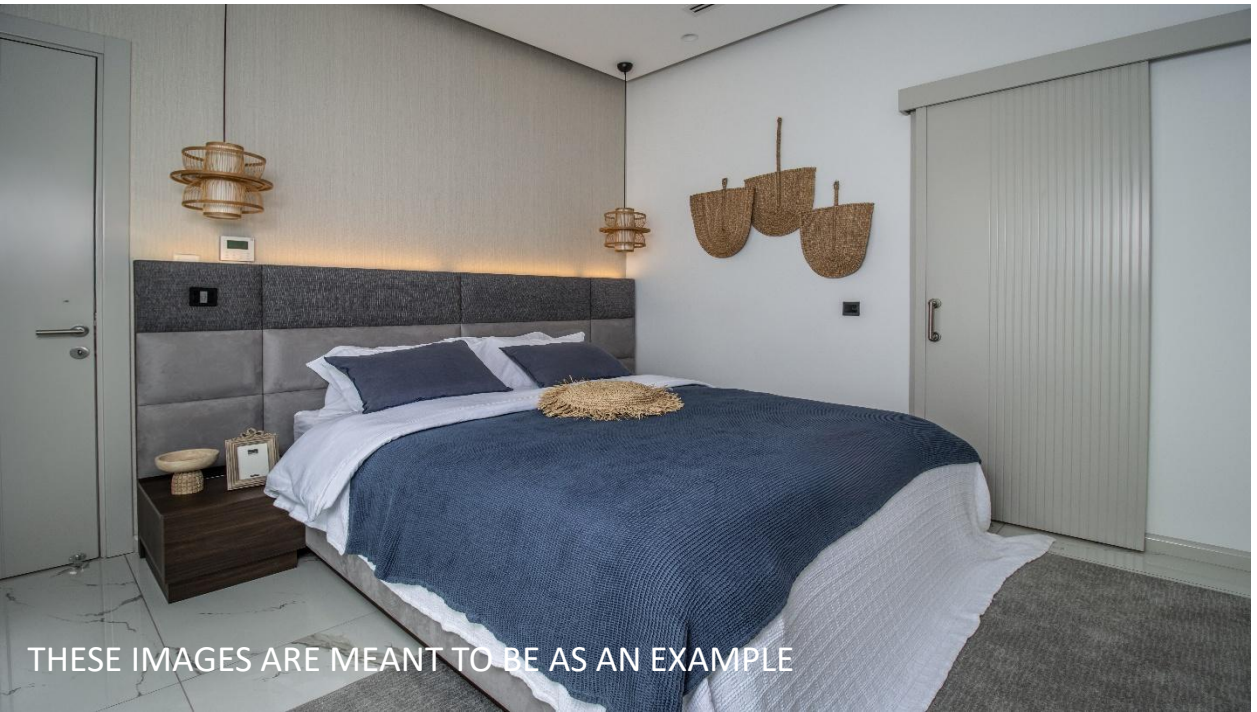
B2 - 1

495,000 GBP

SIX BEDROOM VILLA

SIX BEDROOM VILLA

SIX BEDROOM VILLA



THESE IMAGES ARE MEANT TO BE AS AN EXAMPLE

TYPE D -ISLAND

SIX BEDROOM VILLA

CUSTOMIZABLE

GLOBAL REAL ESTATE

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:

- ▶ **OASIS HOMES => £200 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 ELECRTICITY AND WATER

SERENITY
BAY

GLOBAL REAL ESTATE

GLOBAL REAL ESTATE

SERENITY
BAY

GLOBAL REAL ESTATE

SERENITY
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GLOBAL REAL ESTATE

SERENITY
BAY

SERENITY
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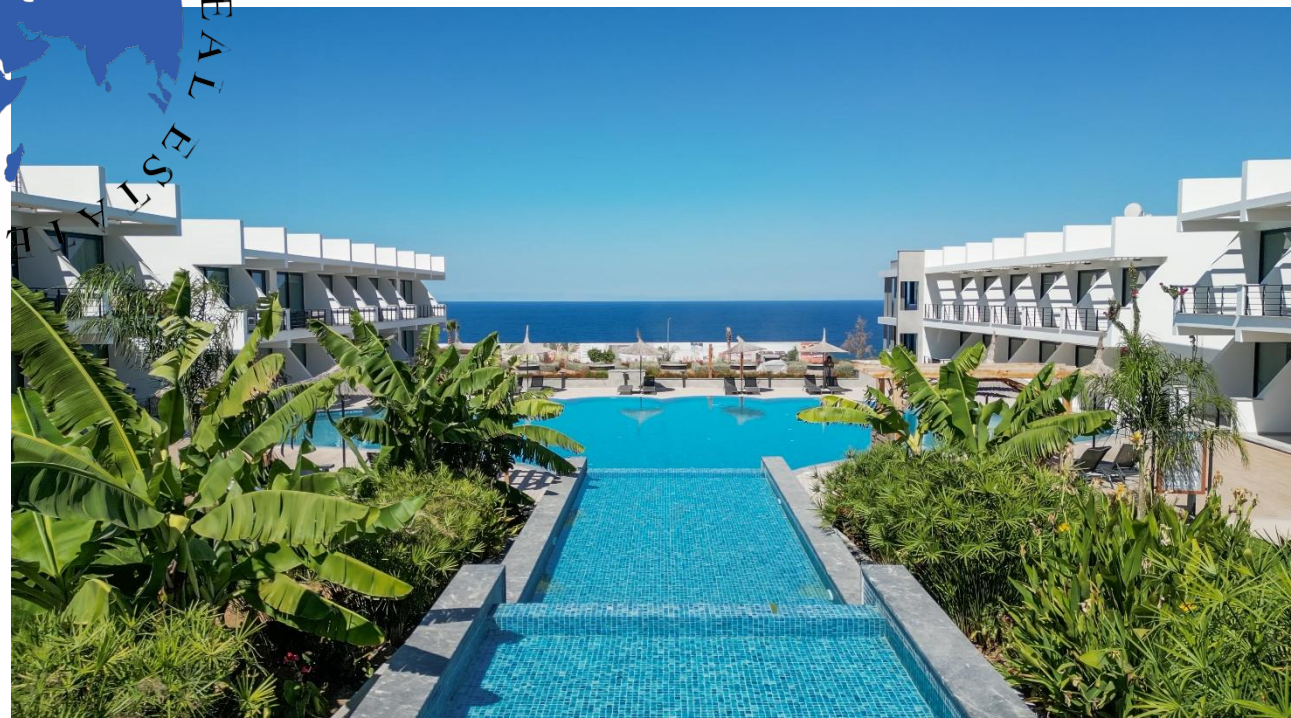
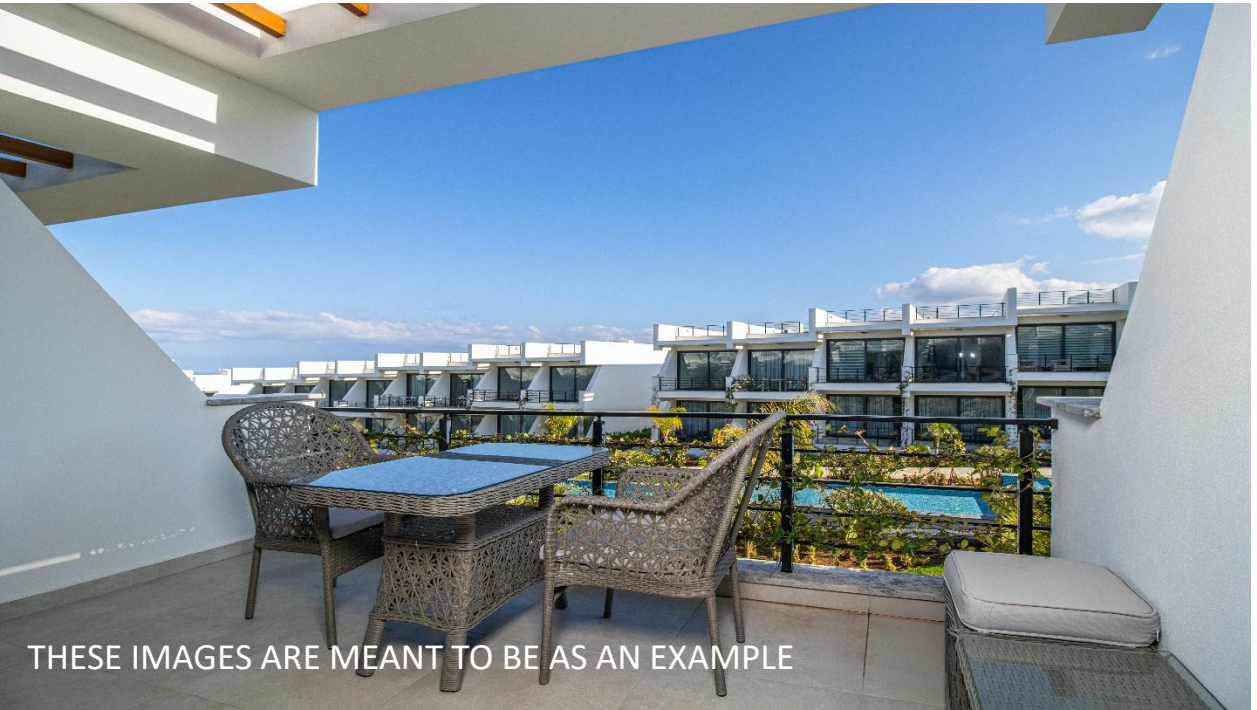
SERENITY
BAY



GLOBAL REAL ESTATE

SERENITY
BAY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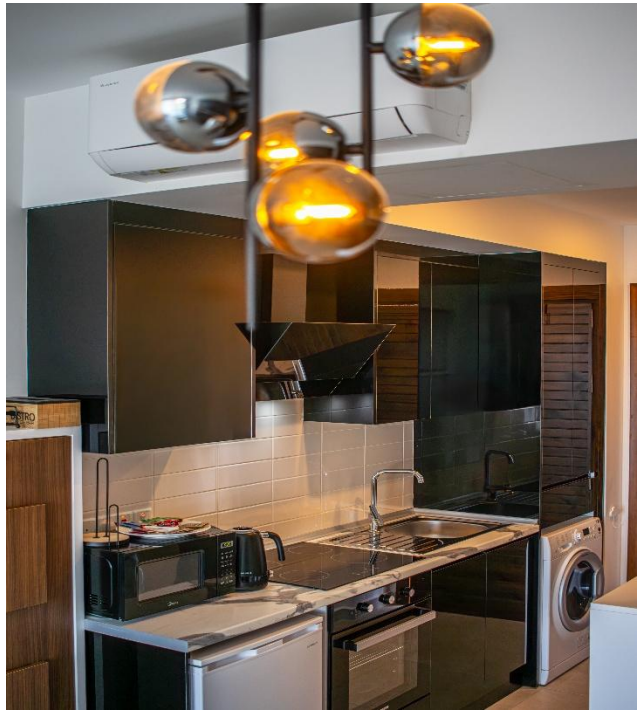
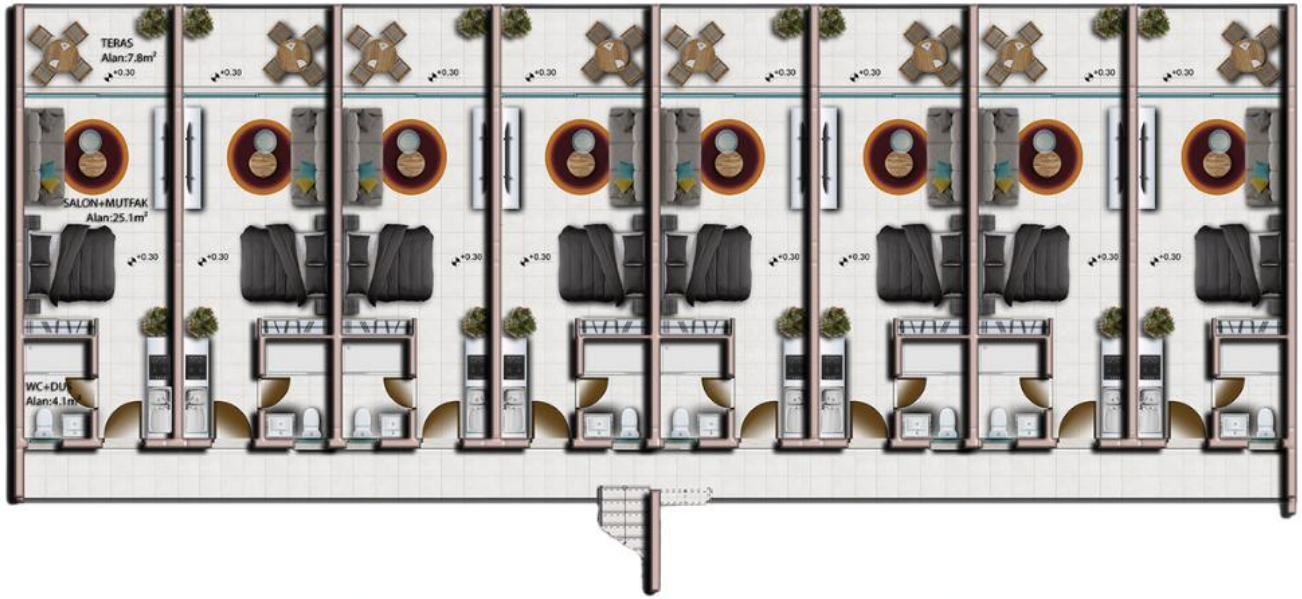


Studio Floor plan



Studio Garden Floor

* 35 m² Interior
* 8 m² Terraces
* 43 m² Total Usage Area

STARTING FROM 194,995 GBP

FULLY FURNISHED

SOLD OUT

Studio Penthouse

* 35 m² Gross Area
* 8 m² Total Teracces
* 35 m² Roof Terrace
* 78 m² Total Usage Area

SERENITY
BAY

GLOBAL REAL ESTATE

Last Updated: 20.1.2025

MAINTENANCE SERVICES

SERENITY
BAY

- ✓ **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:

SERENITY Apartments => £80 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

SERENITY BAY

Payment Plan

£ 5.000 - Two Weeks Reservation

100 % PAYMENT

5% VAT
+
£ 3.000 CONNECTION OF ELECRTICITY AND WATER

GLOBAL REAL ESTATE

AZURE
Beach Resort

AZURE
Beach Resort
TEMPO

Esentepe Beach
150m Walking distance
from AZUR project

AZURE
Beach Resort

AZURE
Beach Resort

1+1 GARDEN

* 50 m² Interior
* 10 m² Total Terraces
* 60 m² Total Usage Area

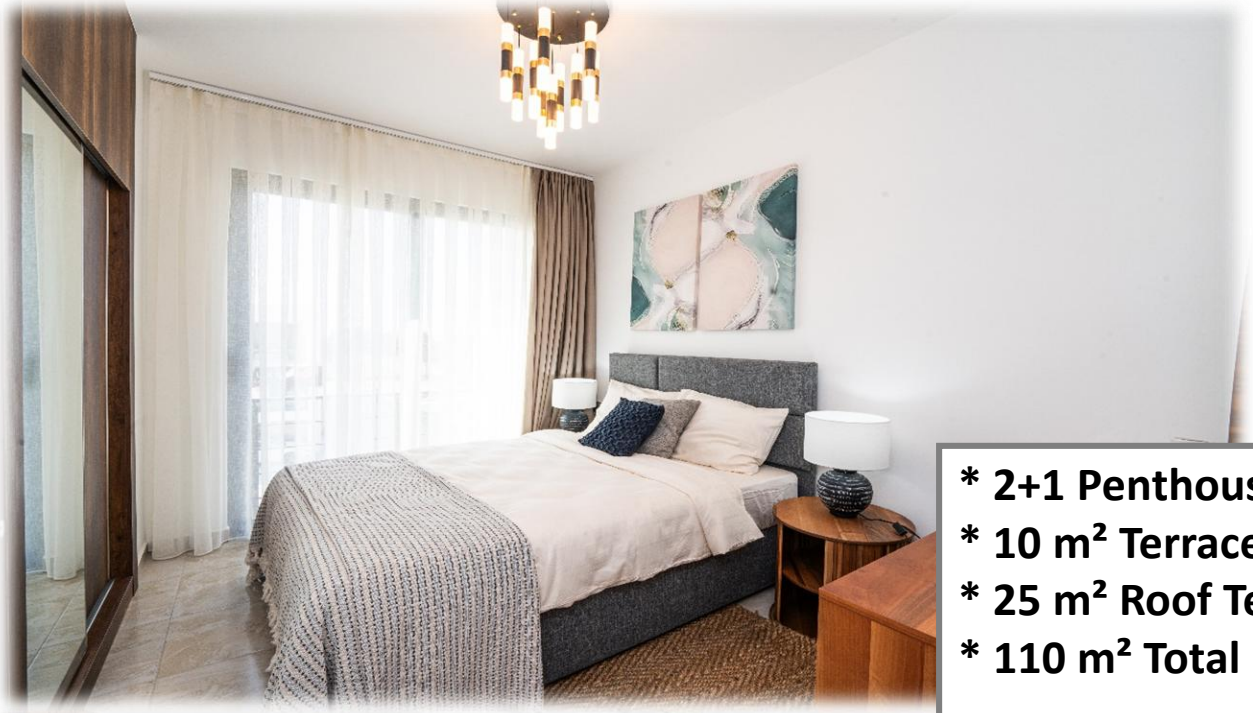
LAST UNIT

AZURE
Beach Resort

270,000 GBP

FULLY FURNISHED

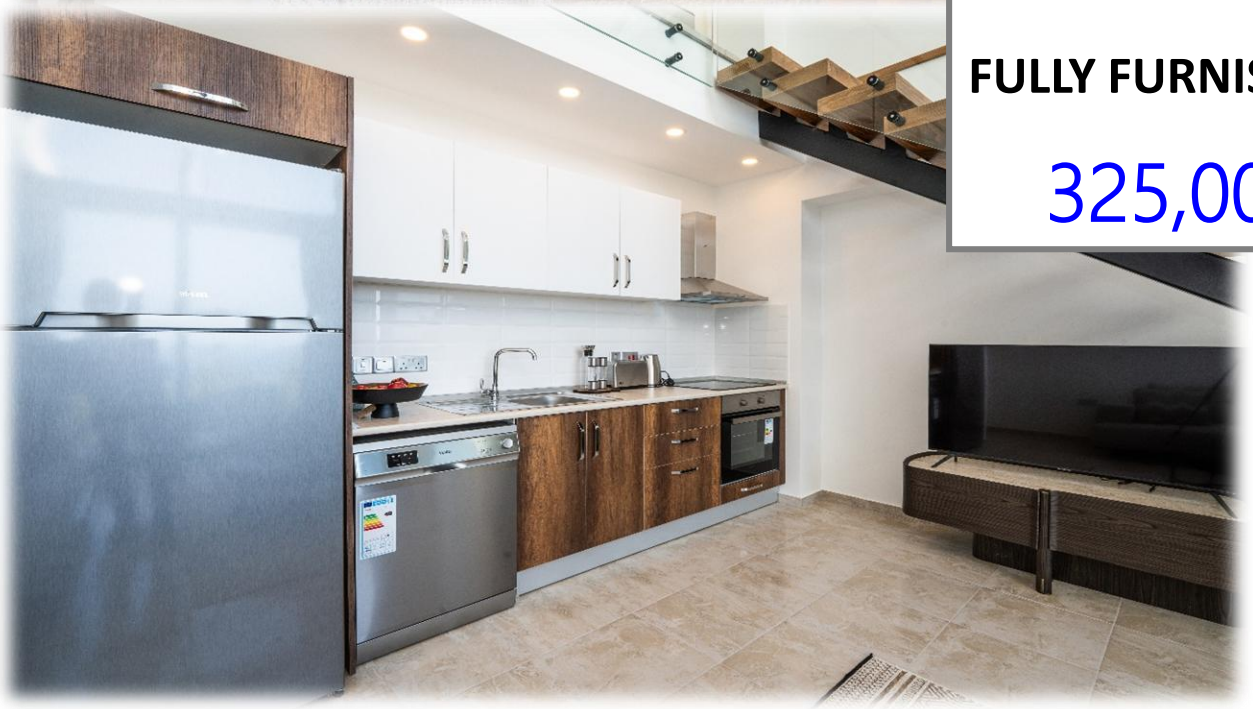
1+1 Garden floor plan



* 2+1 Penthouse 75 m²
* 10 m² Terrace
* 25 m² Roof Terrace
* 110 m² Total Usage Area

FULLY FURNISHED

325,000 GBP



AZURE
Beach Resort

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:

AZUR Apartments => Only £80 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

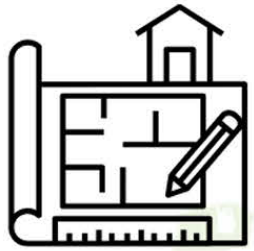
Investing in Quality: Why Our Projects Stand Out in Cyprus

CONSTRUCTION

MATERIALS COST 3X MORE THEN THE COMPETITION

LOCATION

SEA FRONT LAND - INDIVIDUAL TITLE DEEDS



DESIGN

ORIGINAL DESIGNS - LANDSCAPED GARDENS - QUALITY ARCHITECTURE

SERVICES

TOP QUALITY SERVICE IN EVERY DEPARTMENT

CLIENTS

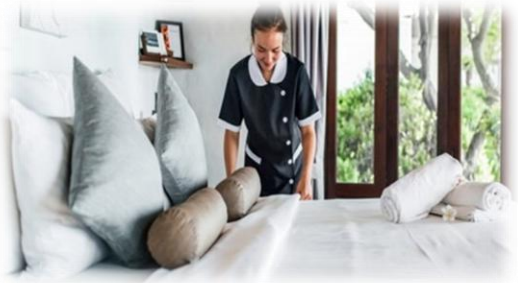
HIGH NET WORTH CLIENTELE

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

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

CRM

tripadvisor

airbnb

HomeAway let's stay together

Expedia

Smoobu

trivago

Rental Income

Constructions Company 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.

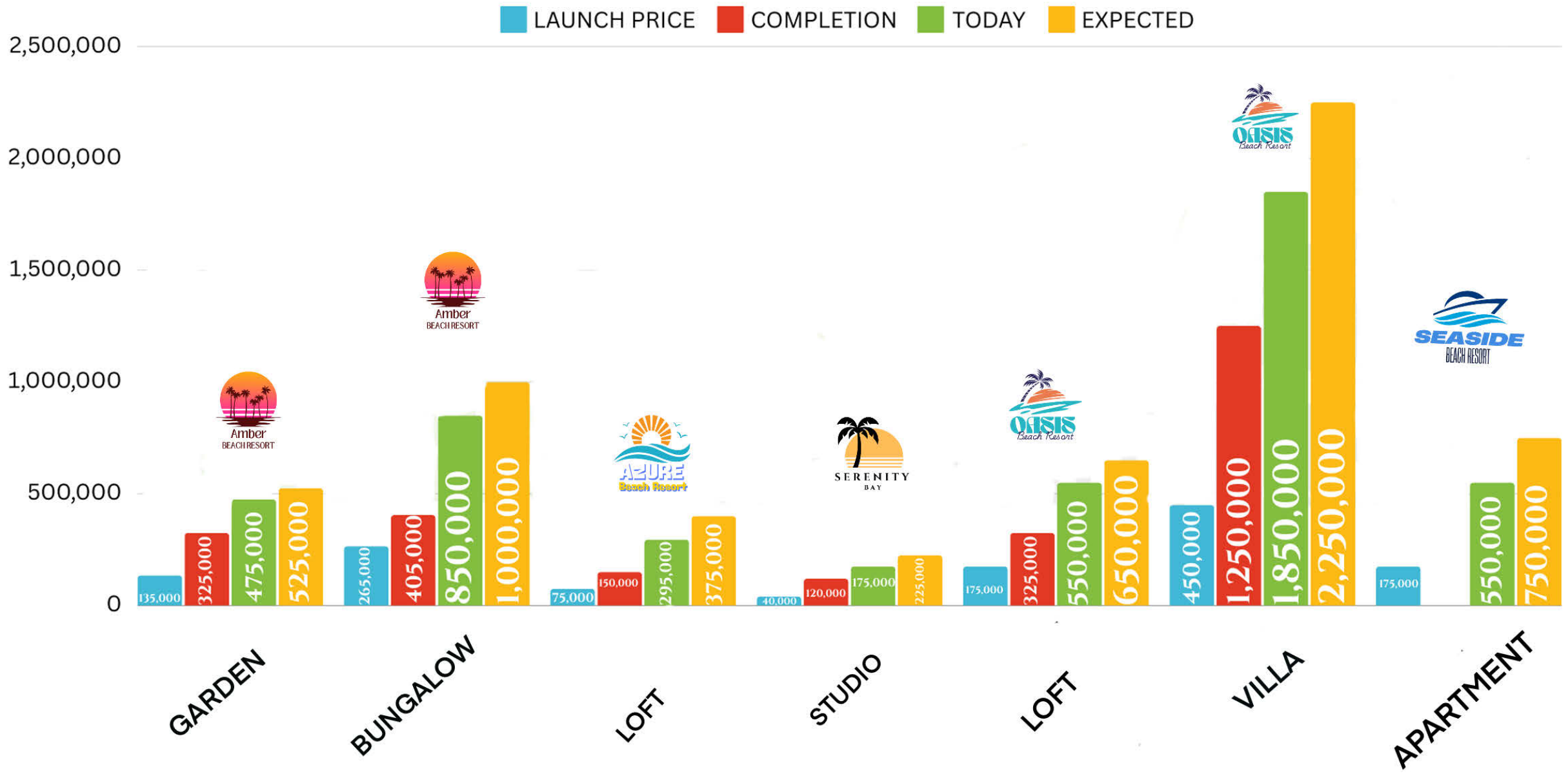
Completed properties are producing **3-6%** ROI per year if purchased at completion.

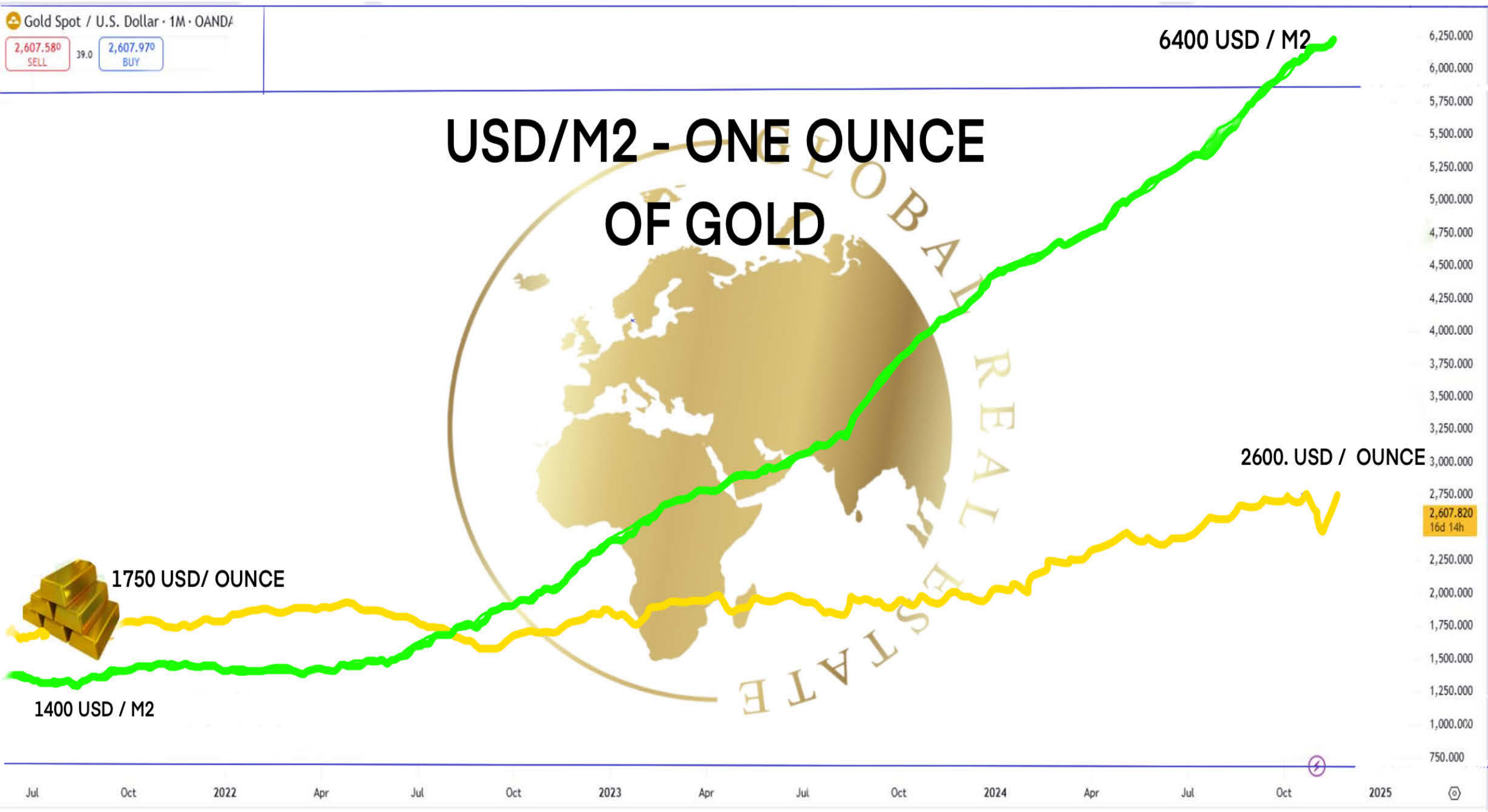
Rental prices have increased between **15 - 20%** every year for our projects.

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

These targerts can be achieved only with **CyprusDives Constr. Co. furniture packages and rental services**, Data also depends on unit type and project.

Capital Gains




Gold Spot / U.S. Dollar · 1M · OANDA
2,607.580 SELL
39.0
2,607.970 BUY
USD/M2 - ONE OUNCE OF GOLD
6400 USD / M2
2600. USD / OUNCE
1750 USD/ OUNCE
1400 USD / M2
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
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16d 14h
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1,000.000
750.000
Jul
Oct
2022
Apr
Jul
Oct
2023
Apr
Jul
Oct
2024
Apr
Jul
Oct
2025

Why Choose Global Real Estate

- Experience of 28 years
- Individual deed
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- 3 LAYERS OF PLASTER
- DAMP PROOFING
- WATER INSULATION ON ROOF

CORAL BEACH RESORT

OCEAN BEACH RESORT

Amber BEACH RESORT

SEASIDE BEACH RESORT

SERENITY BAY

Aloha 2 A19-1

ANLAŞMA

___/___/ 2024 tarihinde KKTC'de yapılan bu **Ek Anlaşma** (bundan böyle "**Anlaşma**" olarak anılacaktır),

[redacted] numaralı KKTC kimlik kartı hamili direktör [redacted] ve [redacted] numaralı KKTC kimlik kartı sahibi direktör [redacted] tarafından temsil edilen, KKTC'de MŞ9919 sicil numarasıyla kurulmuş ve tescil edilmiş bir şirket olan **CALIFORIAN TRADING LIMITED** (bundan böyle "**Satıcı**" olarak anılacaktır)

VE

[redacted] numaralı Slovakya Cumhuriyeti Pasaport hamili [redacted] (bundan böyle "**Alıcı**" olarak anılacaklardır)

Alıcı'nın adresi: [redacted] Slovakya Cumhuriyeti

Alıcı'nın telefon numarası: [redacted]

Alıcı'nın elektronik postası: [redacted]

Yukarıda belirtilen adres ve/veya elektronik posta adresi, **Alıcı**'nın mutabık kalınmış, belirtilmiş ve geçerli olan adresleridir. Bu adreslere gönderilen her mektup ve/veya tebligat **Alıcı**'ya gönderilmiş ve **Alıcı** tarafından teslim alınmış olarak kabul edilir. **Alıcı**, yukarıda yer alan adresini değiştirmek isterse, bir tasdik memuru aracılığıyla **Satıcı**'ya yazılı başvuruda bulunmalıdır.

BU ÇERÇEVEDE:

Satıcı, aşağıdaki tescil bilgilerine sahip Tatlısu, Gazimağusa'da bulunan arsanın tescilli malikidir; Tapu No: YENİ16502, Pafta/Plan No: S31-A-14-C-2,S31-A-15-D-1-A,, Ada/Blok No: 142, Parsel No: 211 (bundan böyle "**Arsa**" olarak anılacaktır).

ADDENDUM AGREEMENT

This **Addendum Agreement** (hereinafter referred to as "**Agreement**") made on the __ day of _____, 2024 in TRNC

CALIFORIAN TRADING LIMITED, a company incorporated and registered in TRNC with registration number MŞ9919 represented by its director [redacted] bearer of the TRNC identity card numbered [redacted] and by its director [redacted] bearer of the TRNC identity card numbered [redacted] (hereinafter referred to as the "**Vendor**").

AND

[redacted] bearer of Slovak Republic PASSPORT numbered [redacted] (hereinafter referred to as the "**Purchaser**").

Purchaser's address [redacted] - Slovakya Cumhuriyeti

Purchaser's telephone number: [redacted]

Purchaser's [redacted]

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 their above address, they must submit a written application to the **Vendor** through a certifying officer.

WHEREAS:

The Vendor is the registered owner of the Land located in Tatlısu, Famagusta with the following registration particulars; Title Deed No: YENİ16502, Sheet/Plan No: S31-A-14-C-2,S31-A-15-D-1-A,, Isle/Block No: 142, Parcel No: 211 (hereinafter referred to as the "**Land**").

[redacted]

BU ÇERÇEVEDE:

[redacted], söz konusu **Arsa** üzerine "**ALOHA Phase II**" (toplam 145 adet) adında bir konut kompleksi inşa etmektedir. **Satıcı** ayrıca **Arsa**'ya ortak yüzme havuzları inşa edecektir.

BU ÇERÇEVEDE:

Satıcı, **Arsa** üzerine inşa edilecek olan, **Arsa**'ya yaklaşık brüt **35** metrekarelik kapalı Alana ve brüt **8** metrekarelik teras alanına sahip olan **ALOHA Phase II, BLOK: A19, NO:1** etiketli ünitenin (bundan böyle "**Mülk**" olarak anılacaktır) tescilli malikidir ve/veya satış haklarına sahiptir.

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 31.12.2026 (ve ilaveten altı aylık lütuf süresi ile beraber) olan **Tamamlanma Tarihi** içerisinde, 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.

VE AŞAĞIDAKİ ŞEKİLDE MUTABIK KALINMIŞTIR:

1. **Satıcı** ve **Alıcı** (bundan böyle müştereken "**Taraflar**" olarak anılacaktır), işbu Sözleşmeye konu taşınmaz **Mülk** için __/___/ 2024 tarihinde **Satış Sözleşmesi** adı verilen hukuki bağlayıcılığı olan bir **Sözleşme** akdetmiş olup hem **Satış Sözleşmesi** hem de **Ek Anlaşma** birlikte okunmalı ve anlaşılmalıdır.

2. **Taraflar**, aşağıdaki **Ekstralar**'ı **Mülk**'ün satışına dâhil etmeyi kabul etmektedir;

- Neme dayanıklı parkur.
- İnşaat betonu.

[redacted]

WHEREAS:

The **Vendor** is building a residential complex called "**ALOHA Phase II**" (total 145 units) upon the subject matter **Land**. The **Vendor** will also build communal swimming pools on the **Land.**

WHEREAS:

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: [redacted] **A19, NO:1** approximately **35** square meter gross closed area and **8** square meter gross terrace area (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. The **Vendor** hereby declares that, at the **Completion Date**, which is 31.12.2026 with six months of a grace period of the **Property**, it shall be free from any kind of third party rights, encumbrances, liens, adverse claims, charges, debts, mortgages, legal claims, court orders, prior commitments or obligations as a freehold immovable **Property**.

AND IT IS HEREBY AGREED AS FOLLOWS:

1. The **Vendor** and the **Purchaser** (hereinafter jointly referred to as the "**Parties**") have entered to a legally binding **Contract** on __ day of _____2024, called **Contract of Sale** for the subject matter immovable **Property** to this **Agreement** and both **Contract of Sale** and **Addendum Agreement**, have to be read and understood together.

2. The **Parties** hereby agree to include into the sale of **Property** the following **Extras**:

- Damp proof course.
- Construction concrete.
- Climate and water insulation roofing.
- Energy saving bricks.
- Ceramic interior flooring tiles.

[redacted]

- [illegible]im ve su yalıtım çatı kaplaması.
- Enerji tasarruflu tuğlalar.
- Seramik iç döşeme.
- Kaymaz dış zemin kaplaması.
- Plandaki ölçülere göre tüm yatak odalarında standart duvardan duvara dolaplar.
- Alüminyum çift camlı pencereler.
- İç kapılar.
- Dış kapılar ve pencereler.
- Belirlenmiş park yeri.
- Klima altyapısı.
- Beş yıllık yapısal garanti.
- Dâhili aydınlatma ve elektrik prizleriyle teraslama.
- İdeal standart donanım vitrifiye.

Mutfak

- Elektrik prizleri (4).
- Mutfak tezgâhı.
- Paslanmaz çelik tekne.
- Yumuşak kapanma sistemli modern mutfak üniteleri.
- Kat planlarına göre baz üniteler (laminat).
- Baz ünitelerin üzerinde seramik duvar karosu.
- Cilalı hazır mutfak ve gardıropları.
- Büyük boy porselen zemin.

Oturma Odası

- Elektrik prizleri (3).
- Telefon çıkışı (1).
- Led spot ve şerit ışıklı tam boy asma tavan.
- Televizyon çıkışı (1).
- Kanepe
- Sehpa
- Yan sehpa
- Yemek sandalyeleri
- Dış mekân mobilyaları
- Perde
- Halı
- Tv
- Lambalar

Yatak Odası 1

- Elektrik prizleri (2).
- Telefon çıkışı (1).
- Kat planına göre yerden [redacted] dolaplar.
- Yatak
- Şilte

- Non-slip exterior flooring.
- Fitted wardrobes in all bedrooms with respect to dimensions in plan (colour of choice).
- Aluminium double glazed windows.
- Interior doors.
- Exterior doors and windows.
- Contemporary main entrance door.
- Designated parking space.
- Air-conditioning infrastructure.
- Five years structural guarantee.
- Terracing with in-built lighting and power sockets.
- Ideal standard fitted sanitary ware.

Kitchen

- Electrical points (4).
- Granite worktop.
- Stainless steel sink.
- Modern kitchen units with soft close systems.
- Base units with respect to floor plans (laminate).
- Ceramic wall tiling above base units.
- Lacquered fitted kitchen and wardrobes.
- Oversized porcelain flooring.

Living Room

- Electrical points (3).
- Telephone point (1).
- Full height suspended ceiling with led spot and strip lights
- Television point (1).
- Sofa
- Coffee table.
- Side table.
- Dining chairs
- Outdoor furniture
- Curtain.
- Carpet
- Tv
- Lamps

Bedroom 1

- Electrical points (2).
- Telephone point (1).
- Built in fitted wardrobes from floor to ceiling with respect to floor plan.
- Bed
- [redacted]

[redacted]

- [illegible]omidin

[illegible]alet

- Tuvalet ünitesi.
- Lüks en-suite ıslak oda duşu.
- Seramik duvar karoları.
- Büyük boy porselen zemin.
- Lavabo (1).

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.
- Tüm odalar için evirgeç klima sistemleri.
- Kanalizasyon sistemi.
- Salon ve yatak odaları için dekorasyon ürünleri.
- Cop kutusu
- Ütü ve ütü masası.
- Ekmek kızartma makinesi
- Su ısıtıcısı.
- Mutfak ürünleri.
- Yatak takımları.
- Havlu setleri.
- Tuvalet takımları.
- Beyaz eşya paketi (buzdolabı, bulaşık makinesi, çamaşır makinesi, ocak ve ocak aspiratörü)

3. **Taraflar**, yukarıdaki **Ekstralar**'ın değerinin KDV dâhil **144.986,60.-EUR** olduğunu, dolayısıyla **Mülk**'ün ve yukarıda belirtilen **Ekstralar**'ın toplam değerinin **289.973,20.-EUR** olacağını kabul etmektedir.

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

i) **12.500,00.-EUR**'di geri ödemesiz depozito olarak ödenmiş olan toplam **50.745,32.-EUR** işbu **Ek Anlaşma**'nın imzalanmasıyla eş zamanlı olarak tamamlanmıştır.

ii) **94.241,28.-EUR**, [redacted] 2025, Mart 2025, Nisan 202[redacted]

- Bedside table

Bathroom

- Toilet unit.
- Luxury en-suit wet-room shower
- Ceramic wall tiles.
- Oversized porcelain flooring.
- Sink (1).

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.
- Inverter air-conditioning systems for all rooms.
- Sewage system.
- Decoration items for sofa and bedrooms
- Bin
- Iron and iron board
- Toaster
- Kitchen utilities
- Kettle
- Bedding sets
- Towel sets
- Toileted utilities.
- White goods package (fridge, dishwasher, washing machine, cooker and cooker extractor fan).

3. Hereby agree that the value of the above **Extras** is **144.986,60.-EUR** thus the total value for the **Property** and the above-stated **Extras** shall be **289.973,20.-EUR.**

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

i) **50.745,32.-EUR** has paid simultaneously with the signing of this **Addendum Agreement** of which **2.500,00.-EUR** has paid as a non-refundable deposit.

ii) **94.241,28.-EUR** will be paid in twenty four equal instalments of **3.926,72.-EUR** to be paid on or before the first days of the months, January 2025, [redacted] April 2025, May 2025,

[redacted]

tuz 2025, Ağustos 2025, Eylül 2025, Ekim 25, Kasım 2025, Aralık 2025, Ocak 2026, Şubat 2026, Mart 2026, Nisan 2026, Mayıs 2026, Haziran 2026, Temmuz 2026, Ağustos 2026, Eylül 2026, Ekim 2026, Kasım 2026 ve Aralık 2026, aylarının en geç ilk günlerinde veya öncesinde ödenmek üzere **3.926,72.-EUR** olacak şekilde yirmi dört taksitte ödenecektir.

b) Ödenmediği takdirde **Satıcı**, **Alıcı**'ya 30 takvim günü içinde, ödemeyi talep eden yazılı bildirimde bulunma hakkına sahip olacaktır. **Alıcı** bu süre içinde ödeme yapmazsa **Satıcı** işbu **Ek Anlaşma**'yı ve ilgili **Satış Sözleşmesi**'ni yazılı ihbar ile feshetme hakkına sahiptir. Bu durumda **Satıcı**, **Mülkü** yeniden pazarlamakta özgür olacak ve bu **Ek Anlaşma**'nın **3. Maddesi**'nde belirtilen ekstraların bedelinin %30'una kadar mutabık kılınan zarar ziyan ve/veya tazminat bedeli olarak alıkoyma hakkına sahip olacaktır. Kalan bakiye olması halinde, **Mülk** yeniden satıldığında **Satıcı** tarafından **Alıcı**'ya geri ödenecektir.

4. **Taraflar**, işbu **Anlaşma**'nın tüm hüküm ve koşullarına uymayı kabul ederler. **Taraflar**'dan herhangi birinin bu **Sözleşme**'nin herhangi bir koşuluna veya garantisine uymaması durumunda, temerrüde düşen **Taraf**, yasal masraflar dâhil ancak bunlarla sınırlı olmamak üzere, bu tür ihlalden kaynaklanan tüm zararları mağdur **Taraf**'a tazmin etmeyi kabul eder ve ayrıca mağdur **Taraf**'ın bu **Anlaşma**'yı hükümsüz olarak beyan edebileceğini kabul eder.
5. **Alıcı**, işbu **Anlaşma**'nın **3. Maddesi**'nde belirtilen tüm meblağları, **Satış Sözleşmesi**'nin **II. BÖLÜM, Madde 3(b): (i)** kapsamında belirtilen tarihlerde veya daha önce ödemeyi kabul eder.

6. Satıcı, işbu **Ek Anlaşma**'nın 3(b) maddesinde belirtilen 30 (otuz) takvim günü içinde ödemenin yapılmaması durumunda, işbu **Ek Anlaşma**'yı ve ilgili **Satış Sözleşmesi**'ni yazılı ihbar ile feshedebilir ve **Mülk**'ü başka herhangi bir kişiye satma ve **Satış Sözleşmesi**'nin **V. BÖLÜM 6. Maddesi**'nde kararlaştırılan tazminata ek olarak, **Alıcı** tarafından o tarihe kadar yapılan tüm ödemeleri, üzerinde anlaşılan **Ekstralar**'ın bedelinin %30'una kadar mutabık kalınan tazminat

June 2025, July 2025, August 2025, September 2025, October 2025, November 2025, December 2025, January 2026, February 2026, March 2026, April 2026, May 2026, June 2026, July 2026, August 2026, September 2026, October 2026, November 2026 and December 2026.

b) In the event of payment default, the **Vendor** shall be entitled to give written notification to the **Purchaser** requiring payment within 30 calendar days. If the **Purchaser** fails to make payment within that period, then the **Vendor** has a right to terminate this **Addendum Agreement** and the relevant **Contract of Sale** by written notice. In this event, the **Vendor** shall be free to remarket the **Property** and shall be entitled to retain up to the 30% of the price of extras as stated in **Clause 3** of this **Addendum Agreement** as agreed damages. Should there be a balance left, it will be repaid to the **Purchaser** by the **Vendor** once the **Property** is successfully resold.

4. The **Parties** hereby agree to comply with all the terms and conditions of this **Agreement**. Should any of the **Parties** fails to abide by any condition or warranty of this Addendum **Agreement** then the defaulting **Party** agrees to compensate the aggrieved **Party** for all damages caused by such breach including but not limited to legal costs and further agrees that the aggrieved **Party** may declare this **Agreement** null and void.

5. The **Purchaser** hereby agrees to pay all of the sums set out in **Clause 3** of this **Agreement**, on or before the dates set out in **PART II, Clause 3(b): (i)** of the **Contract of Sale**.

6. In the event that payment is not made within the 30 (thirty) calendar days period detailed in the Clause 3(b) of this **Addendum Agreement**, the **Vendor** may terminate this **Addendum Agreement** and the relevant **Contract of Sale** by written notice, and shall be entitled to sell the **Property** to any other person and to retain all payments made by the **Purchaser** up to that date up to the 30% of the agreed price of **Extras** as agreed compensation in addition to the compensation agreed on the **Contract of Sale PART V, Clause 6** and will return the rest of the monies to

[redacted]

veya zarar ziyan bedeli olarak alıkoyma hakkına sahip olacak ve mülkü 3. kişiye sattığı zaman paranın kalanını ve **Satıcı**'dan ödemenin/ödemelerin tüm tahsillerini **Alıcı**'ya iade edecektir. Bu, **Satış Sözleşmesi**'nin feshedilmesi durumunda, **Ek Anlaşma**'nın de feshedileceği ve **Ek Anlaşma Madde 3**'te belirtilen Ekstraların değerinin %30'a kadarının satıcı tarafından düşüleceği ve kalan bakiyenin (varsa) **Mülk** satıldıktan sonra alıcıya ödeneceği anlamına gelir. Fesih bildirimleri, **Anlaşma**'nın ön sayfasında belirtilen adreslerden herhangi birine gönderilerek tekrar alınmış olarak kabul edilecektir. Böyle bir durumda, **Mülk Satıcı** tarafından başka bir tarafa satılırsa, **Alıcı**, bu **Ek Anlaşma**'da ve/veya ilgili **Satış Sözleşmesi**'nde **Taraflar** arasında kararlaştırılan **Ekstraların** bedelinin ve/veya diğer mutabık kalınan zararların ve/veya tazminatın %30'u düşüldükten sonra ödediği tutara hak kazanır. **Satıcı, Mülk**'ün satış fiyatının %30'unu ve/veya bu **Satış Sözleşmesi**'nde ve/veya diğer ikili anlaşmalarda **Taraflar** arasında kararlaştırılan diğer herhangi bir zararı ve/veya tazminatı düştükten sonra, **Alıcı** daha sonra talep üzerine ödenmiş olan kalan tutarı alma hakkına sahiptir. Bu ödemeyi almak için, Mülkün şu anda başka bir tarafa satıldığı düşünüldüğünde, geçerli bir banka hesabı ve IBAN dâhil olmak üzere talebin yazılı bir beyanı sağlanmalıdır. Bu transfere ilişkin ücretler **Alıcı**'ya ödenecek tutardan düşülecektir. **Satıcı** tarafından işbu **Ek Anlaşma**'nın ve **Satış Sözleşmesi**'nin bu madde uyarınca feshedilmesi ve **Satıcı**'ya tazminat ve/veya zarar ziyan bedeli olarak ödenecek %30 hariç **Alıcı** tarafından **Satıcı**'ya yapılan ödemenin/ödemelerin tamamının tahsil edilmesinden sonra **Alıcı** ve/veya yasal temsilcisi, **Satış Sözleşmesi**'ni derhal **Tapu Sicili**'nden silecektir. **Alıcı**'nın bunu ifa etmemesi durumunda **Satıcı, Satış Sözleşmesinin** kaydının silinmesine ve/veya feshedilmesine ilişkin tüm yasal ve mahkeme harçları dâhil ancak bunlarla sınırlı olmamak üzere, bunun sonucunda maruz kalınan tüm kayıp ve zararı tazmin etme hakkına sahip olacaktır. Fesih anında **Mülk**'ün **Alıcı**'nın

the **Purchaser** with the termination and full receipt of the payment(s) from the **Vendor**. This means that if the **Contract of Sale** is terminated, the **Addendum Agreement** is also terminated while up to the 30% of the value of **Extras** mentioned at the **Addendum Agreement Clause 3** will be deducted by the seller and the remaining balance (if any) be paid to the buyer after the **Property** is sold. Termination notices will again be deemed to have been received by sending them to any of the addresses specified on the front page of the **Agreement**. In the event of such a situation, given the **Property** is sold to another party by the **Vendor**, the **Purchaser** is entitled to the amount they paid after 30% of the price of the **Extras** and/or any other agreed damages and/or compensation agreed between the **Parties** in this **Addendum Agreement** and/or the relevant **Contract of Sale** have been deducted. Once the **Vendor** has deducted 30% of the sale price of the **Property** and/or any other agreed damages and/or compensation agreed between the **Parties** in this **Contract of Sale** and/or any other bilateral agreements, the **Purchaser** is then entitled to any remaining amount that has been paid by request. To receive this payment, a written statement of the request, including a valid bank account and IBAN must be provided given that the **Property** is now sold to another party. The charges regarding this transfer will be deducted from the amount to be paid to the **Purchaser.** Upon termination of this **Addendum Agreement** and the **Contract of Sale** by the **Vendor** under this clause and full receipt of the payment(s) made by the **Purchaser** to the **Vendor** except the 30% which shall be paid as compensation to the **Vendor**, the **Purchaser** and/or their legal representative shall immediately deregister the **Contract of Sale** from the Land Registry. In the event that the **Purchaser** fails to do so, the **Vendor** shall be entitled to recover all loss and damage suffered as a result of this including but not limited to all legal and court fees in having the **Contract of Sale** deregistered and/or terminated. In the event that the **Purchaser** is in possession of the **Property** at the time of termination, the **Purchaser** shall vacate the **Property** within 3 (three) days after deregistration

[redacted]

...iyetinde olması durumunda, **Alıcı**, kaydın ...nmesinden sonraki 3 (üç) gün içinde **Mülk**'ü boşaltacak ve **Mülk**'ün mülkiyetini **Satıcı**'ya iade edecektir. **Alıcı**'nın buna uymaması ve **Alıcı**'nın tahliyesi için mahkemeye başvurulması hâlinde, **Alıcı**, **Satıcı**'nın mahkeme işlemlerinde maruz kaldığı tüm yasal masraf ve giderlerden sorumlu olacaktır ve **Satıcı**'ya, Alıcının, işbu **Ek Anlaşma**'nın ve ilgili **Satış Sözleşmesi**'nin feshedilmesinden 3 gün sonra mutabık kalınan zararlar olarak **Mülk**'ün mülkiyetinde kaldığı her gün için **100,00.-GBP** (yüz İngiliz sterlini) ödemekle yükümlü olacaktır. **Satıcı**'nın **Alıcı**'ya göndereceği her türlü mektup ve/veya tebligat, anlaşmanın ön sayfasında belirtilen adreslere yapılacaktır.

7. 3(a) maddesi kapsamındaki her bir gecikme ve/veya eksik ödeme durumunda **Alıcı** tarafından aylık %1 faiz ödenir. Bu maddedeki aylık terimi, Madde 3(a)'da detaylandırılan ödeme tarihinden itibaren bir- otuz gün arasındaki herhangi bir gecikmiş ve/veya eksik ödemeyi ifade eder. **Satıcı**, Madde 3(b)'de detaylandırılan 30 (otuz) günlük süreden sonra herhangi bir noktada bu **Ek Anlaşma**'yı 6. Madde kapsamında feshedebilir veya aylık faiz uygulanan bu **Ek Anlaşma**'yı feshetmemeyi tercih edebilir. Herhangi bir fesih noktasına kadar herhangi bir faiz uygulanabilir .

8. İşbu **Anlaşma**'nın, **Taraflar**'ın kendileri, varisleri ve vekilleri için bağlayıcı olduğu kabul edilmektedir.

9. Bu **Ek Anlaşma**, **Kuzey Kıbrıs Türk Cumhuriyeti** kanunlarına tabi olacak ve bu kanunlara göre tefsir edilecek ve burada doğan herhangi bir talebin uygulanması amacıyla **Kuzey Kıbrıs Türk Cumhuriyeti** kanunlarına göre uygulanacaktır. Ve **Mülk**'ün satışından ve/veya bu **Ek Anlaşma** ve/veya **Taraflar** arasındaki müteakip anlaşmalar ve/veya mutabakatla ilgili herhangi bir meseleden doğan her türlü uyuşmazlığa Kuzey Kıbrıs Türk Cumhuriyeti Lefkoşa Kaza Mahkemesi bakacaktır.

10. Yukarıdaki satış fiyatına, **Ekstralar** için anlaşılan fiyatın %5'i olarak kabul edilen KDV değeri dâhildir. Ancak ...devlet taşınmaz ve/veya

and return possession of the **Property** to the **Vendor**. In the event that the **Purchaser** fails to comply with this and court proceedings become necessary to evict the **Purchaser**, the **Purchaser** shall be responsible for all legal costs and expenses incurred by the **Vendor** in the court proceedings and shall be liable to pay the **Vendor** the sum of **100.00.-GBP** (one hundred British pound sterling) for each day in which the **Purchaser** remains in possession of the **Property** starting after 3 days from termination of this **Addendum Agreement** and the relevant **Contract of Sale** as agreed damages. Any kind of letter and/or notification that the **Vendor** sends to the **Purchaser** will be the addresses specified on the front page of the agreement.

7. In the event of any and each late and/or missing payment towards the Clause 3(a), a monthly interest rate of 1% is due to be paid by the **Purchaser**. The term monthly in this clause refers to any late and/or missing payment between one to thirty days from the date of payment detailed in the Clause 3(a). The **Vendor**, at any point after the 30 (thirty) day period detailed in the Clause 3(b) may choose to terminate this **Addendum Agreement** under the Clause 6 or choose not to terminate this **Addendum Agreement** where the monthly interest is applied. Any interest up to any point of termination is applicable.

8. It is hereby agreed that this **Agreement** is binding upon the **Parties** themselves, their heirs and assignees.

9. This **Addendum Agreement** shall be governed by and construed in accordance with the laws of the Turkish Republic of Northern Cyprus and as such will be enforced under laws of the Turkish Republic of Northern Cyprus for the purpose of enforcing any claim arising hereunder. And the Nicosia District Court of the Turkish Republic of Northern Cyprus shall be the court governing any dispute arising from the sale of the **Property** and/or any matters related to this **Addendum Agreement** and/or any subsequent agreements and/or understanding between the **Parties**.

10. The above sale price includes the VAT value for the **Extras** which is agreed as 5% of the value of the **Extras**. ...ate increases the VAT

...**ralar**'daki mal ve hizmetlerin satışına ilişkin KDV değerini, birimin tapusu **Alıcı** adına intikal edene kadarki gelecekte %5'ten fazla artırırsa, **Alıcı**, **Satıcı** tarafından bu tür bir değişikliğe ilişkin bir bildirim gönderildikten sonra yedi gün içinde **Satıcı**'ya fark ödenecektir.

11. **Alıcı**, **Satıcı**'nın kendisine inşaatın tamamlandığını ve anahtar teslime hazır olduğunu belirten bir tebligat ve/veya yazı göndermesinden sonra **Mülk**'ün bakımı için ödenen **150,00.-GBP**'yi her ay ödemeyi kabul ve taahhüt eder. Ayrıca **Alıcı**, **Satıcı**'ya her ay **150,00.-GBP** veya varsa mutabık kalınan diğer herhangi bir bedeli, tapuların kendi adına ve/veya vekilleri ve/veya belirttikleri bir şirket adına devredildikten sonra **Satıcı**'ya bakım ücreti olarak ödeyeceği konusunda **Satıcı** ile bir sözleşme daha imzalamayı kabul ve taahhüt eder. Bu ödemenin yapılmaması durumunda **Satıcı**, **Alıcı**'ya **150,00.-GBP** veya varsa üzerinde anlaşılan başka bir bedel üzerinden, ödemeyi yapmadığı her ay için yasal faiz ile borç kaydedebilir.

12. **Alıcı**, **Satıcı**'nın kendilerine inşaatın tamamlandığını ve anahtarın teslime hazır olduğunu belirten bir tebligat ve/veya yazı göndermesinden sonra **Mülk**'ün olduğu kompleksin acil durum fonu için ödenen **200,00.-GBP**'yi her yıl ödemeyi kabul ve taahhüt eder. Ayrıca **Alıcı**, **Satıcı**'ya her yıl **200,00.-GBP** veya varsa mutabık kalınan diğer herhangi bir bedeli, tapuların kendi adına ve/veya vekilleri ve/veya belirttikleri bir şirket adına devredildikten sonra **Satıcı**'ya bakım ücreti olarak ödeyeceği konusunda **Satıcı** ile bir sözleşme daha imzalamayı kabul ve taahhüt eder. Bu ödemenin yapılmaması durumunda **Satıcı**, **Alıcı**'ya **200,00.-GBP** veya varsa üzerinde anlaşılan başka bir bedel üzerinden, ödemeyi yapmadığı her yıl için yasal faiz ile borç kaydedebilir.

13. Bu maddede belirtilen banka bilgileri, **Satıcı**'ya yapılacak ödemeler için tek onaylı banka havalesi yöntemidir. **Satıcı**, bu maddede belirtilen hesaplar

value for the sale of property and/or the goods and services in 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.

11. The **Purchaser** agrees and undertakes to pay **150.00.-GBP** every month after the **Vendor** sends them a notice and/or an article stating that the construction is completed and the key is ready for handover, paid for the maintenance of the **Site**. Also the **Purchaser** agrees and undertakes to sign a further agreement with the **Vendor** that they will pay **150.00.-GBP** or any other agreed price if present, every month as the maintenance fee to the **Vendor** after the title deeds are transferred to their name and/or their nominees and/or a company they nominate. In the event of failure of such payment, the **Vendor** may register a debt to them by the **Purchaser** for **150.00.-GBP** or any other agreed price if present, and legal interest for every month they fail to conclude the payment.

12. The **Purchaser** agrees and undertakes to pay **200.00.-GBP** every year until the key to the **Property** is collected after the **Vendor** sends them a notice and/or an article stating that the construction is completed and the key is ready for handover until the title deed is transferred, paid as the contingency fee. Also the **Purchaser** agrees and undertakes to sign a further agreement with the **Vendor** that they will pay **200.00.-GBP** or any other agreed price if present, every year as the contingency fee to the **Vendor** after the title deeds are transferred to their name and/or their nominees and/or a company they nominate. In the event of failure of such payment, the **Vendor** may register a debt to them by the **Purchaser** for **200.00.-GBP** and legal interest for every year they fail to conclude the payment.

13. Bank details of the **Vendor** are stated in this clause are the only authorised means of bank transfer for the payments to be done to the **Vendor**. The **Vendor** will not be responsible of any payment made to another account rather than the accounts provided in this

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