NORTH CYPRUS

HARMONIA



"...omnia cum tempore, sed tempore certo"

II.

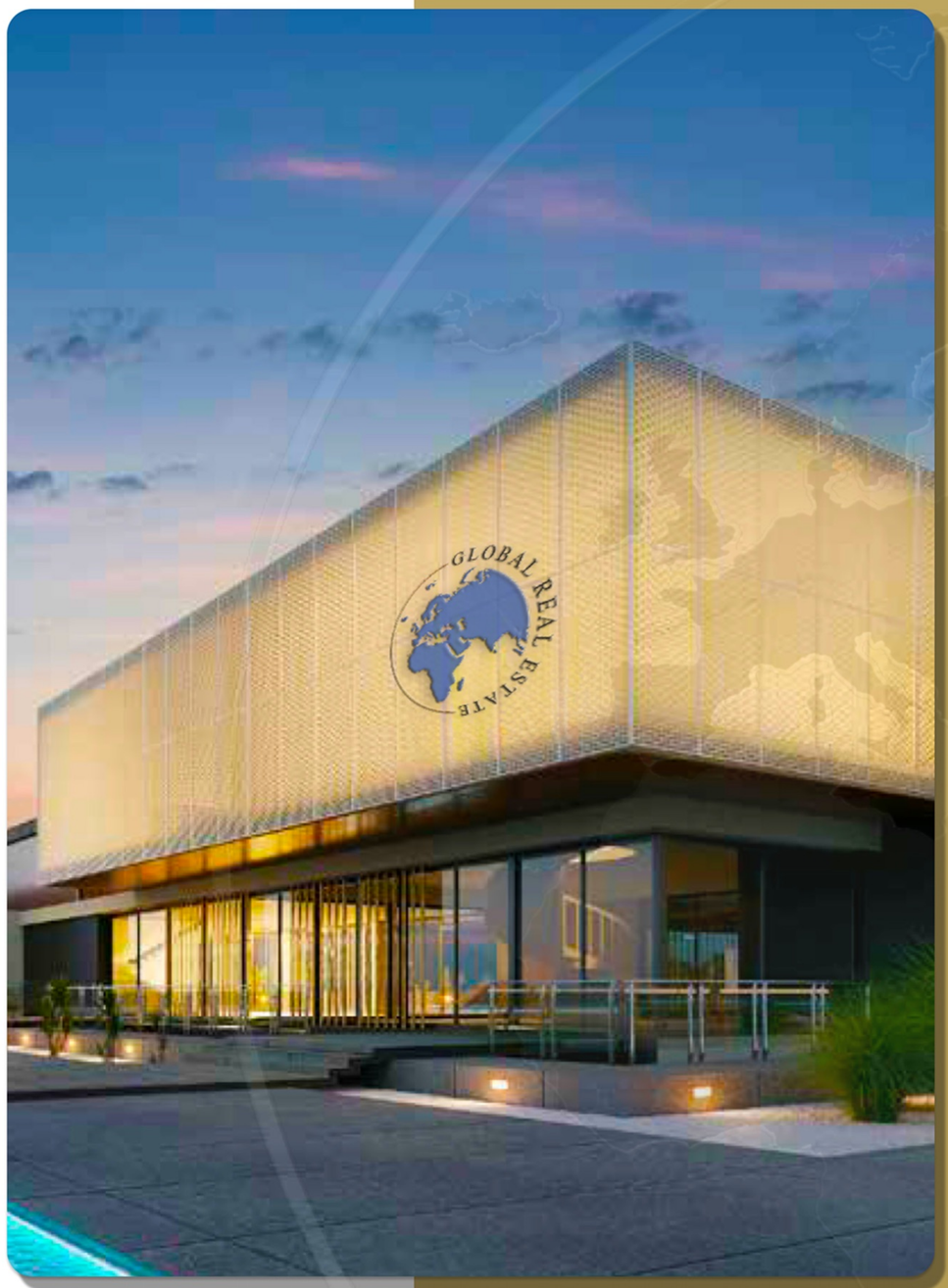


Harmonia

Wellness & Anti Ageing
Resort

Wellness in Every Sense

Spirit, Mind & Body



EXCELLENCE IS IN OUR NATURE

EXCELLENCE IS IN OUR NATURE

Global Real Estate, a.s. is a renowned company specializing in real estate sales in Northern Cyprus. With our extensive experience and expertise in the real estate sector, we strive to help clients find their dream homes or investment opportunities in this beautiful Mediterranean region. Our commitment to exceptional service, professionalism, and integrity sets us apart as a trusted partner in the real estate market.

Harmonia
Wellness & Anti Ageing Resort

We aim to create a new quality of lifestyle with wellness centers, focusing on well-being and anti-ageing, coupled with nature trails and healthy & organic eating options. As pioneers in wellness property development in North Cyprus we focus on creating a smooth experience for our clients by adding extensive services, including: vehicle rental, home letting, property management, concierge services, and airport transfers. With the support of a committed team of over 250 people, we have maintained an unrelenting dedication to quality and transparency, earning us the trust of over 4,000 clients. We take great satisfaction in offering unmatched customer care, developing residences that are more than just structures but have become true homes where residents may flourish and make lifelong memories.

GLOBAL REAL ESTATE

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MAP OF THE CYPRUS



Old Harbour at Kyrenia

Historical harbor, captivating scenery



Korineum Golf Resort

Elite golf resort nestled in serene landscapes



Kite surfing at West

Year-round kite surfing excitement



Strawberry fields at Yedidalga

Relish fresh fruit harvesting

Güzelyurt Bay

Five Fing

Kyrenia

Güzelyurt

Lefke

Nicosia

Troodos Mountains

Paphos

Paphos Airport

Limassol

Xeros

Diarizos

Kouris

Harmonia

Wellness & Anti Ageing Resort



Caretta-Carettas at Alagadi Beach

Watch their journey to the sea



Friendly Donkeys at Karpaz

Many donkeys roaming free at the area



Golden Beach

Pristine sands, untouched natural beauty



Salamis Ruins at Famagusta

Ruins of ancient Roman City



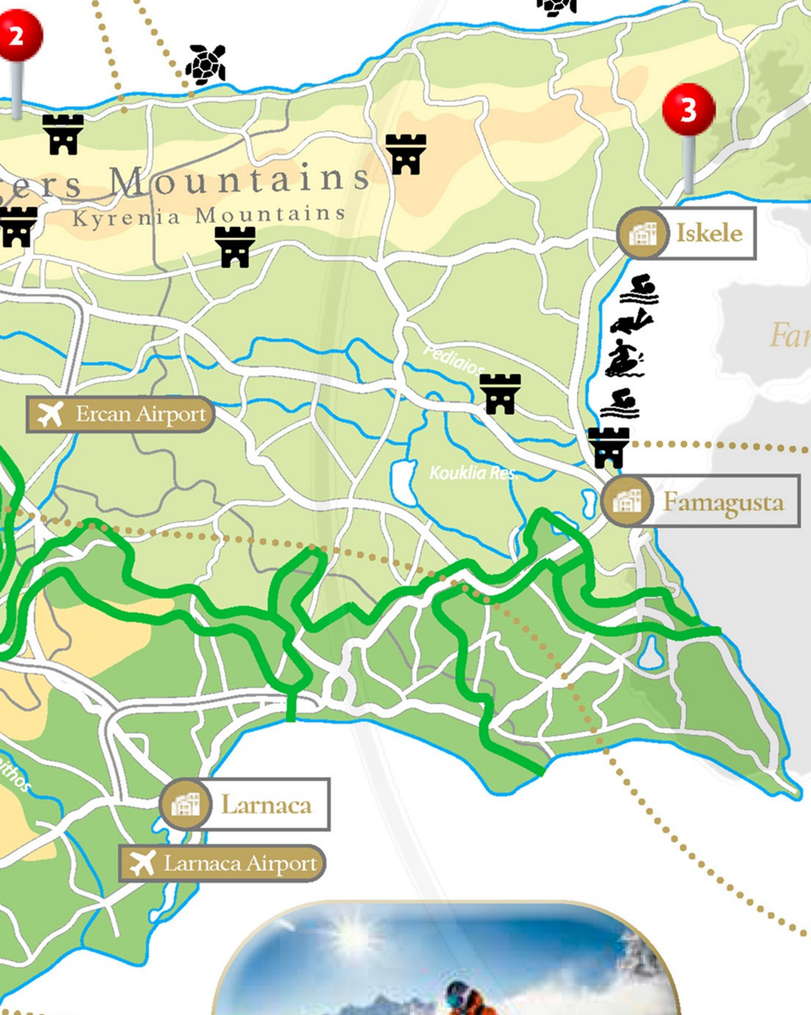
Great Inn at Nicosia

Vibrant local markets, cultural immersion



Skiing at Troodos Mountains

Enjoy winter sports too!



1. Global Real Estate, a.s. Office
   Harmonia Beachfront Village
   Harmonia Park Residence
   Harmonia Wave Spa Tower
   Harmonia Wellness
   Harmonia Aqua
2. Global Real Estate, a.s. HQ
3. Bosphorus Resdence

NEARBY PLACES

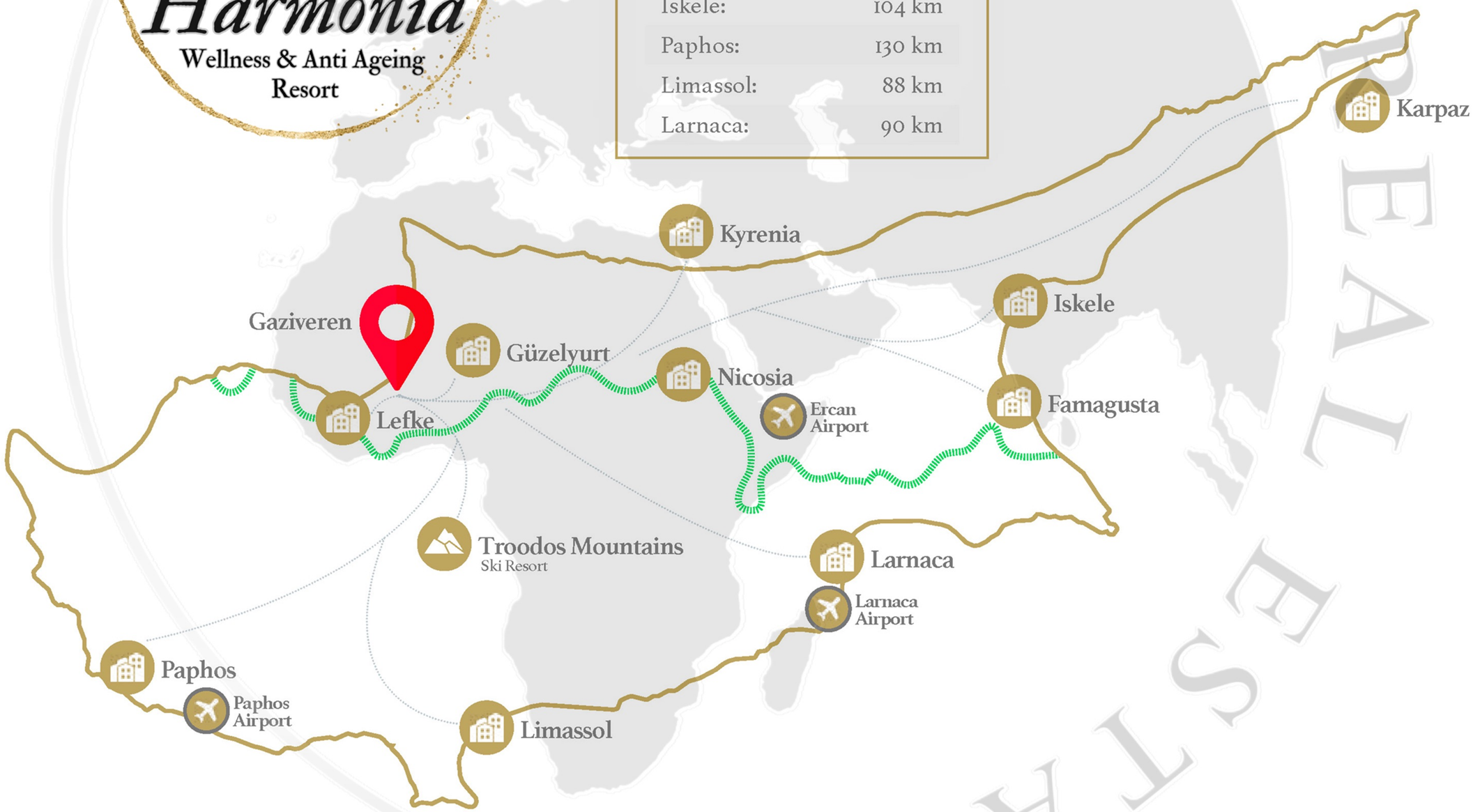
Harmonia
Wellness & Anti Ageing Resort

Cities

Nicosia:	45 km
Kyrenia:	56 km
Famagusta:	100 km
Lefke:	13 km
Güzelyurt:	6 km
Iskele:	104 km
Paphos:	130 km
Limassol:	88 km
Larnaca:	90 km

Airports

Ercan Airport:	76 km
Larnaca Airport:	97 km
Paphos Airport:	122 km



GAZIVEREN, LEFKE

600 years old Turkish village.

Where History, Culture & Nature Meet

Gaziveren

A lovely village in Northern Cyprus' Lefke district, is well-known for its natural beauty and agricultural tradition. It is located on Morphou's western coast, one of the longest coastlines, famed for its lush citrus orchards and fertile soil, making it a major fruit and vegetable production center. This agricultural wealth is the foundation of the economy and culture, with local markets providing opportunities to sample fresh goods straight from the source.

Gaziveren is known for its natural scenery, friendly residents, and delicious cuisine, all of which provide an authentic Cypriot experience. Historic attractions such as the ancient Soli remains and the Vouni Palace are nearby, providing views into Northern Cyprus' rich history.

With its natural beauty and historical value, this region is growing as a unique destination for tourism investment and health retreats, making it one of the most potential investment opportunities on the island. This transition is consistent with the expanding global trend toward wellness real estate, which is driven by increased consumer awareness of the impact of their living settings on their overall health and well-being.

LIFE IN THE WEST COAST



Nature's Sweet Bounty

Explore the joy of strawberry picking in the serene fields of Yeşilırmak.



Echoes of History

Step back in time at the Soli Ruins and Vuni Palace, where ancient splendor meets modern discovery.



Taste Authentic Flavors

From the sun-kissed citrus orchards of Güzelyurt to the delightful traditional dishes that blend centuries of cultural influences.



Local Festivals

Experience the colorful blend of music, dance, and culinary delights that showcase the rich heritage and spirited community life.

LIFE IN THE WEST COAST

The West Coast offers a pastoral setting that marries the tranquility of pristine beaches with the vibrancy of community living. Here, life moves at a leisurely pace, marked by stunning sunsets and rich cultural experiences. Residents and visitors alike enjoy outdoor activities, local culinary delights, and a strong sense of belonging within this naturally beautiful environment.

Nature enthusiasts and adventure seekers find a haven here, with untouched beaches perfect for water sports and inland areas inviting exploration. Local festivals, markets, and historical sites enrich the cultural landscape, while the culinary scene, featuring fresh, locally sourced ingredients, ensures every meal is memorable. Community living thrives with regular social events and gatherings, fostering a welcoming atmosphere. Life on the West Coast is a harmonious blend of natural beauty, cultural richness, and community spirit, offering a serene yet vibrant lifestyle.



Capital: Nicosia

Nicosia, Cyprus' vibrant capital, blends rich history with modern vitality.



Center of Academic Excellence

With its close proximity to several universities, Güzelyurt boasts a lively university life, marked by a dynamic student community and a range of academic events.



Magic of Troodos

A winter wonderland where pristine slopes meet breathtaking views. Enjoy the thrill of winter sports under the blue Mediterranean sky. Troodos Ski Resorts, South Cyprus, 1 hour drive from Aphrodite Wellness Resort



Cittaslow

Cittaslow embodies the art of living slowly, emphasizing local culture, sustainability, and quality of life in harmony with the environment.

GLOBAL REAL ESTATE



PROJECT OVERVIEW



GLOBAL REAL ESTATE

Harmonia
Wellness & Anti Ageing Resort

2009

PHASE 1

Harmonia
Beach Front
Part 1

2012

PHASE 2

Harmonia
Beach Front
Part 2

2018

PHASE 3

Wave Spa
Residence

2020

PHASE 4

Park Residence

2022



before

now



2024

Harmonia
Wellness & Anti Ageing
Resort

TURKISH TITLE DEEDS
PRE-74
SPECIALIST

Our journey on this coast began in 2005,

evolving this beachfront resort into a safe, quiet, family-oriented heaven that is alive all year round. This dynamic development offers everything needed for comfortable living and an unforgettable holiday experience, with a wealth of indoor and outdoor activities and state-of-the-art facilities. Residents and visitors can enjoy maintained beach, wellness center, restaurants, pools, gyms, and recreational areas.

NOW

PHASE 5

Harmonia
Wellness I

Coming Soon

PHASE 6-7

Harmonia Aqua
≈
Harmonia Aqua
Wellness II

With meticulously designed phases, Harmonia Beach Front Village ensures residents and guests enjoy a lifestyle filled with leisure, relaxation, and social engagement. As new commercial spaces are added, the community will continue to grow, providing even more opportunities for entertainment, dining, and shopping.


Completed
PHASE 3
Spa Residence
Completed
PHASE 1-2
Harmonia Beach Front


Under Construction
PHASE 6
Aqua Park
Completed
PHASE 4
Park Residence
Coming Soon
PHASE 7
Wellness Phase II
Under Construction
PHASE 6
Wellness G Block
Under Construction
PHASE 5
Spa & Wellness Center
TURKISH TITLE DEEDS
PRE-74
SPECIALIST


Harmonia
Wellness & Anti Ageing
Resort

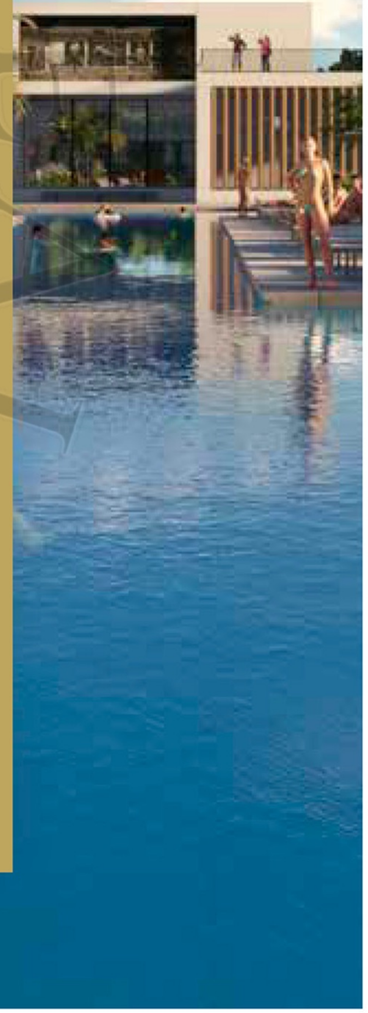
Wellness in Every Sense:

Body, Mind, Spirit

Harmonia Wellness is more than simply a real estate development; it is a place of tranquility where elegant living coexists with comprehensive beauty and wellness treatments.

Hotel-like facilities & services including, but not limited to:

- Maintained beach
- Outdoor swimming pools
- Well-equipped modern gym
- Yoga & meditation suites
- Wellness & SPA
- Cryo-sauna
- Functional medical centre
- Beauty and anti-ageing centre
- Advanced diagnostics and check-up centre
- Landscaped parks & gardens
- Surfing & Water Sports Club
- Various Restaurants
- Children's playgrounds & children pools
- Mini-golf
- Roof-top infinity pools & rooftop gym salons
- Beach volleyball & outdoor jacuzzi
- Onsite Reception, Management & Rental offices



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SPECIALIST

Harmonia
Wellness & Anti Ageing
Resort

GLOBAL REAL ESTATE



A PLACE TO GROW
YOUNGER AND HEALTHIER





At the heart of Harmonia Resort is one of Europe's largest wellness centers, a sanctuary for holistic healing and transformation. The expansive and sophisticated facility focuses on all aspects of well-being, providing a harmonious refuge where guests can rediscover balance in their body, mind, and spirit.

Our state-of-the-art wellness center prioritizes your well-being by offering a holistic approach to health. With advanced diagnostics, personalized treatments, and rejuvenation therapies, we cater to all your health needs. Whether you're looking to unwind with a soothing spa session, engage in invigorating fitness activities, or undergo anti-aging treatments, our expert team is dedicated to helping you achieve a balanced and healthier lifestyle. The serene environment and top-tier facilities create the perfect sanctuary for you to grow younger and healthier, embracing a revitalized way of living.


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Harmonia
Wellness & Anti Ageing
Resort

MEDICAL TREATMENTS

Diagnostics & Imaging

- Bioresonance
- Radiology
- Genetic Testing
- Functional Medicine
- Food Intolerance Test

Personalized Individual Clinic

- Stem Cell Therapies
- IVF (In Vitro Fertilization)
- Telemedicine
- Referred Operations
- Hyperbaric Oxygen Therapy

TURKISH TITLE DEEDS PRE-74 SPECIALIST

GLOBAL REAL ESTATE
MEDICAL TREATMENTS


GLOBAL REAL ESTATE
Harmonia
Wellness & Anti Ageing
Resort

WELLNESS TREATMENTS

Facilities

- Spa & Beauty
- Anti-Ageing Center
- Medical Massages
- GYM & Yoga Classes
- Cryo Sauna

Programs

- Rejunevation Detox Programs
- Diet, Nutrition and Healthy Life Style Programs
- Mindful Living
- Fasting
- Weight Loss

TURKISH TITLE DEEDS PRE-74 SPECIALIST

GLOBAL ESTATE
WELLNESS TREATMENTS


GLOBAL REAL ESTATE
Harmonia
Wellness & Anti Ageing
Resort

BEAUTY TREATMENTS

- **Botox**
- **Fillers**
- **Hydrafacial**
- **Exosomes Therapy**
- **Advanced Skin Analysis**
- **Plastic & Reconstructive**
- **Mesotherapy**
- **Biolifting Vaccines**
- **Body Contouring**
- **Foot Care**
- **New Generation Skin Care**
- **G5 and Vivaldi Devices**

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BEAUTY TREATMENTS


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Resort

HOME CARE SERVICES

- **Physical Examination and Consultation**
- **Medical Assistance**
- **Nursing Care and Assistance**
- **Check Ups and Blood Tests**
- **Assistance with Daily Tasks**
- **Medical Equipment Loan**
- **Transportation**
- **Personal Grooming**
- **Groceries and Other Shopping Options**
- **Cleaning and Laundry Services, and Other**

TURKISH TITLE DEEDS PRE-74 SPECIALIST

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HOME CARE SERVICES

PROPERTY
TYPES




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Resort

STUDIO
Apartments

Property Details

Internal area:	29-33 m²
Covered Terrace:	4-7 m²

Harmonia
Wellness & Anti Ageing Resort



Floor plan example. For visualisation purposes only. Units of this type are available in different blocks and phases of the Project, and may vary in sizes, layouts & specifications.


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Wellness & Anti Ageing
Resort

ONE BEDROOM

Apartments

Property Details

Internal area:	45-81 m²
Covered Terrace:	10-82 m²



Floor plan example. For visualisation purposes only. Units of this type are available in different blocks and phases of the Project, and may vary in sizes, layouts & specifications.


GLOBAL REAL ESTATE
Harmonia
Wellness & Anti Ageing
Resort

TWO BEDROOM

Apartments

Property Details

Internal area: **64-105 m²**

Covered Terrace: **14-33 m²**



Floor plan example. For visualisation purposes only. Units of this type are available in different blocks and phases of the Project, and may vary in sizes, layouts & specifications.


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Harmonia
Wellness & Anti Ageing
Resort

THREE BEDROOM
Apartments

Property Details

Internal area: **108-126 m²**

Covered Terrace: **42-92 m²**



Floor plan example. For visualisation purposes only. Units of this type are available in different blocks and phases of the Project, and may vary in sizes, layouts & specifications.

Harmonia
Wellness & Anti Ageing Resort

Luxury PENTHOUSES

Discover the pinnacle of luxury living with our exquisite penthouses. These residences offer breathtaking views, unmatched elegance, and an array of high-end amenities designed to elevate your lifestyle. Each penthouse is meticulously crafted to provide the utmost in comfort and sophistication, ensuring a living experience that is both lavish and serene.

Floor Range

Located on the highest floor of each respective block (options from floor 8 to floor 14), these units offer stunning panoramic views.

Variety of Layouts

Choose from 1, 2, or 3-bedroom layouts tailored to your lifestyle.

Single-Level or Duplex

Options include both single-level and duplex designs for added flexibility.

Unlimited Privacy

Several of our luxurious penthouse units offer a private rootop terrace with an optional private pool and breathtaking sea & mountain views.

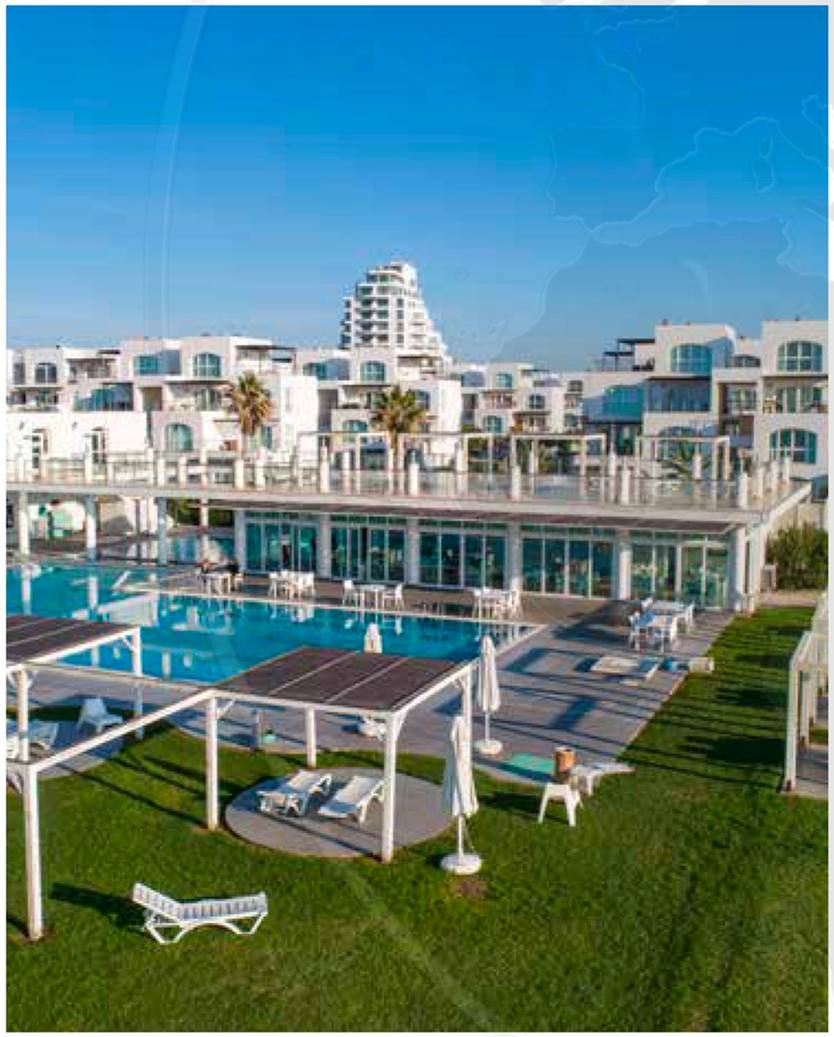
Enjoy the ultimate sophisticated living with our penthouses, where every detail is designed to elevate your lifestyle.





LIFE AT HARMONIA

For over 20 years,
GRE, a.s. has meticulously cultivated Harmonia Beach Front into a dynamic and thriving community, embodying the perfect blend of luxurious living and the vibrant energy of a bustling city. With each phase, Harmonia Beach Front has evolved, offering an unparalleled experience for residents and visitors alike.

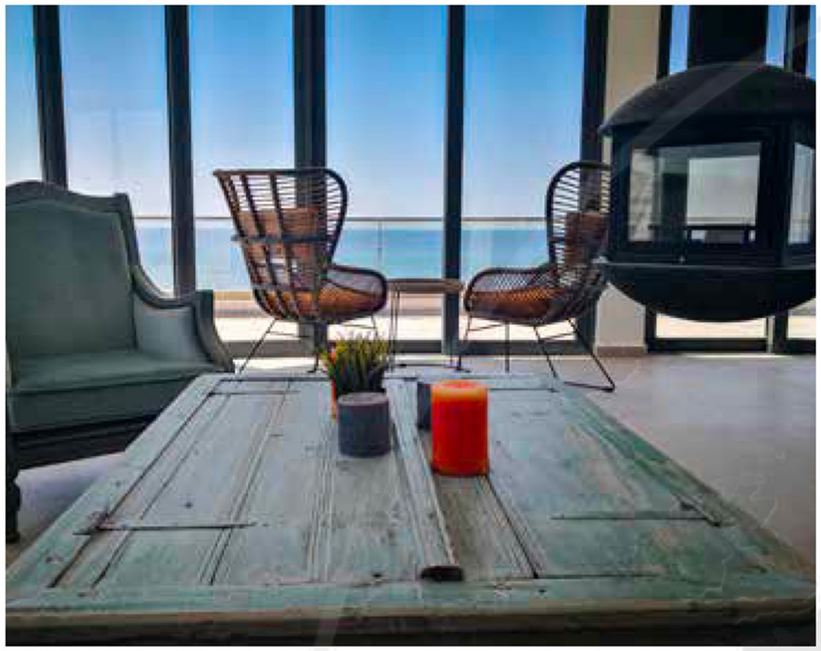




The extensive range of indoor and outdoor activities at Harmonia Beach Front makes it a hub of leisure and enjoyment. Residents can relax on the maintained beaches or engage in various water sports. The community features several outdoor swimming pools, beautifully landscaped parks, and walking trails that invite you to connect with nature.

For those who prefer indoor activities, Harmonia Beach Front offers state-of-the-art wellness centers equipped with modern gyms, yoga and meditation suites, and a comprehensive spa. The beauty and anti-aging center, along with the advanced diagnostics and check-up center, ensure that residents can maintain their health and well-being effortlessly.






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PRE-74
SPECIALIST



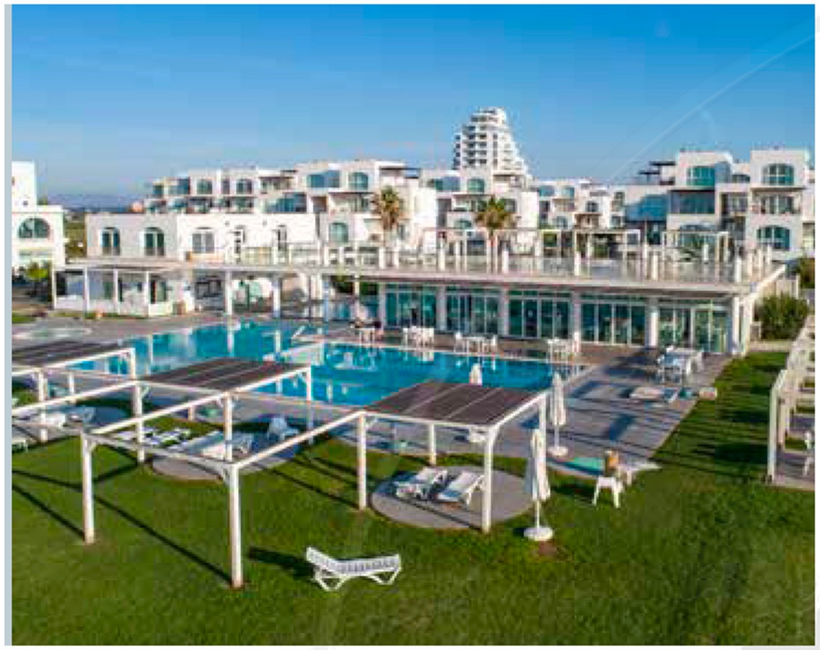


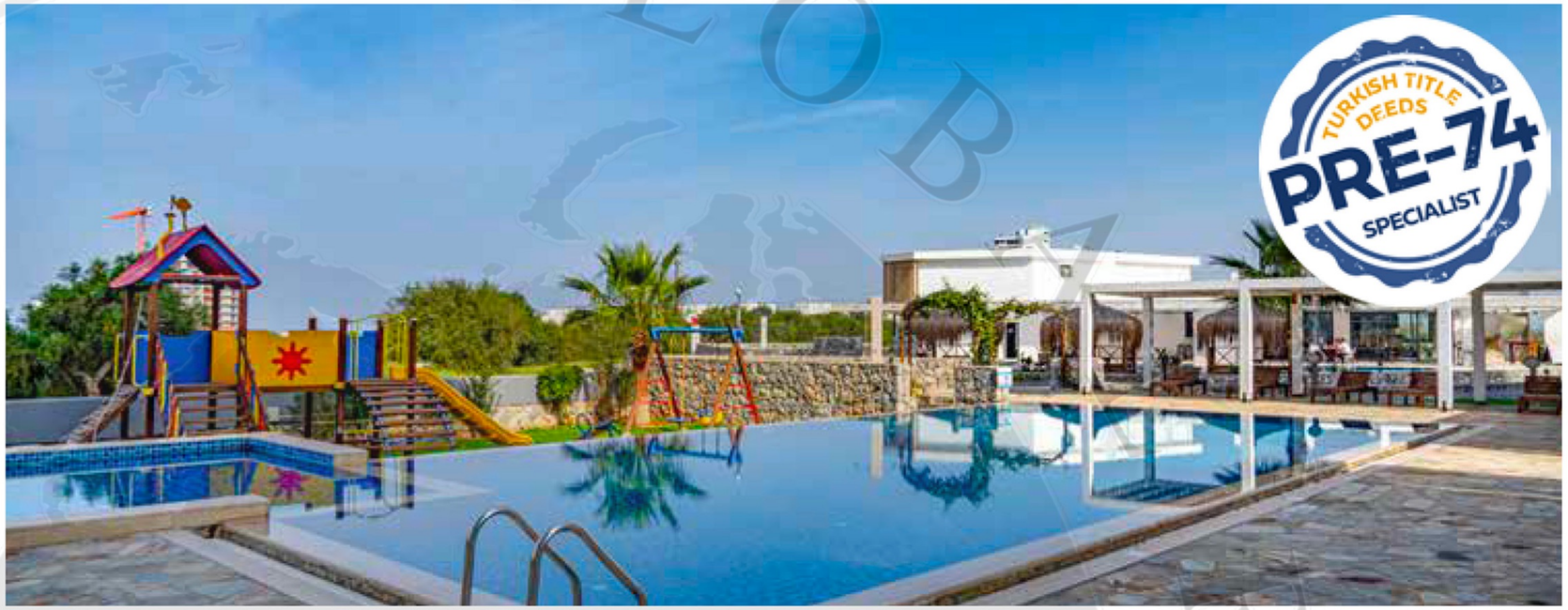










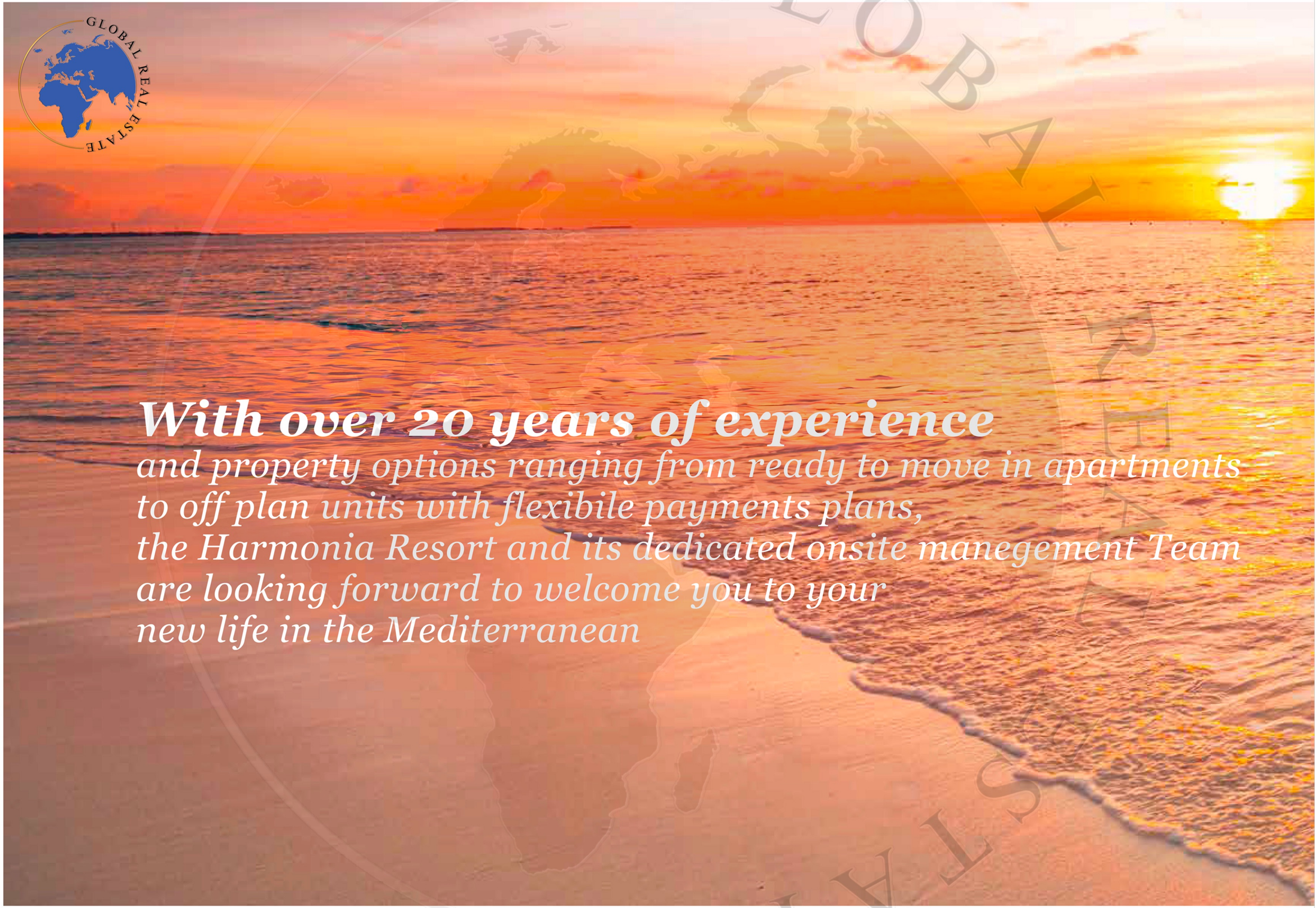


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GLOBAL REAL ESTATE
With over 20 years of experience
and property options ranging from ready to move in apartments
to off plan units with flexibile payments plans,
the Harmonia Resort and its dedicated onsite manegement Team
are looking forward to welcome you to your
new life in the Mediterranean



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