

# NORTH CYPRUS



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

# PHUKET

# O NÁS

## PREDSTAVENIE SPOLOČNOSTI

Global Real Estate, a.s. je renomovaná realitná spoločnosť s viac než 5-ročnou praxou, ktorá sa špecializuje na predaj nehnuteľností v jednej z najrýchlejšie rastúcich destinácií Stredomoria – na Severnom Cypre. Naším cieľom je poskytovať klientom nielen vysnívaný domov, ale aj stabilnú investičnú príležitosť s dlhodobým rastovým potenciálom.

Spojenie odborných skúseností, profesionálneho prístupu a silných partnerstiev nás odlišuje ako spoľahlivého sprievodcu svetom zahraničných investícií. Zakladáme si na **dôvere, právnej istote a kvalite poskytovaných služieb**. Zastupujeme iba overených a dôveryhodných developerov, pričom každý obchodný proces je zabezpečený právne aj ekonomicky.

## ROZSIAHLE SKÚSENOSTI A JEDINEČNÉ PODMIENKY

Za nami stojí už viac než 200 úspešne zrealizovaných predajov nehnuteľností na Severnom Cypre. Nedávna fúzia so spoločnosťou Rocks Homes dala vznik novej značke ROCKS GLOBAL, ktorá posúva realitné služby na vyššiu úroveň:

- **Bezkonkurenčné ceny** – vrátane všetkých štandardných poplatkov
- **Zvýhodnené prenájomné podmienky** – vrátane poistenia interiéru a náhrady pri poškodení
- **Prémiové lokality s rastúcou hodnotou**
- **Možnosť výhodného splácania**
- **Najvyššie výnosy z prenájmu na trhu**
- **Podpora s re-predajom nehnuteľnosti**
- **Exkluzívny prístup k dovolenkovým hotelom a apartmánom za ceny nižšie než u bežných poskytovateľov a globálnych portálov**

## VIAC NEŽ REALITY - INVESTÍCIA DO ŽIVOTNÉHO ŠTÝLU

Naša filozofia presahuje rámec tradičného predaja – spájame realitný trh s cestovným ruchom a životným štýlom.

Pre klientov zabezpečujeme prehliadkové zájazdy (inspection trips), počas ktorých v trojdňovom programe spoznávajú krásy Severného Cypru a zároveň si prehliadnu vybrané projekty. V prípade rezervácie nehnuteľnosti je celý program hrađený našou spoločnosťou.

## ISTOTA, PROFESIONALITA A PODPORA

Klientom poskytujeme vysoko odborné právne a ekonomické poradenstvo, ktoré eliminuje neistotu pri zahraničných investíciách.

Vďaka nášmu know-how sa kúpa nehnuteľnosti v zahraničí stáva bezpečným, zrozumiteľným a komfortným procesom.

Naša sofistikovaná platforma [www.cyprusglobal.sk](http://www.cyprusglobal.sk), dostupná v 16 jazykových mutáciách, umožňuje prehľadné filtrovanie nehnuteľností s bohatým vizuálnym obsahom. Vďaka tomu oslovujeme klientov z celej Európy aj mimo nej.



CYPRUS CONSTRUCTIONS

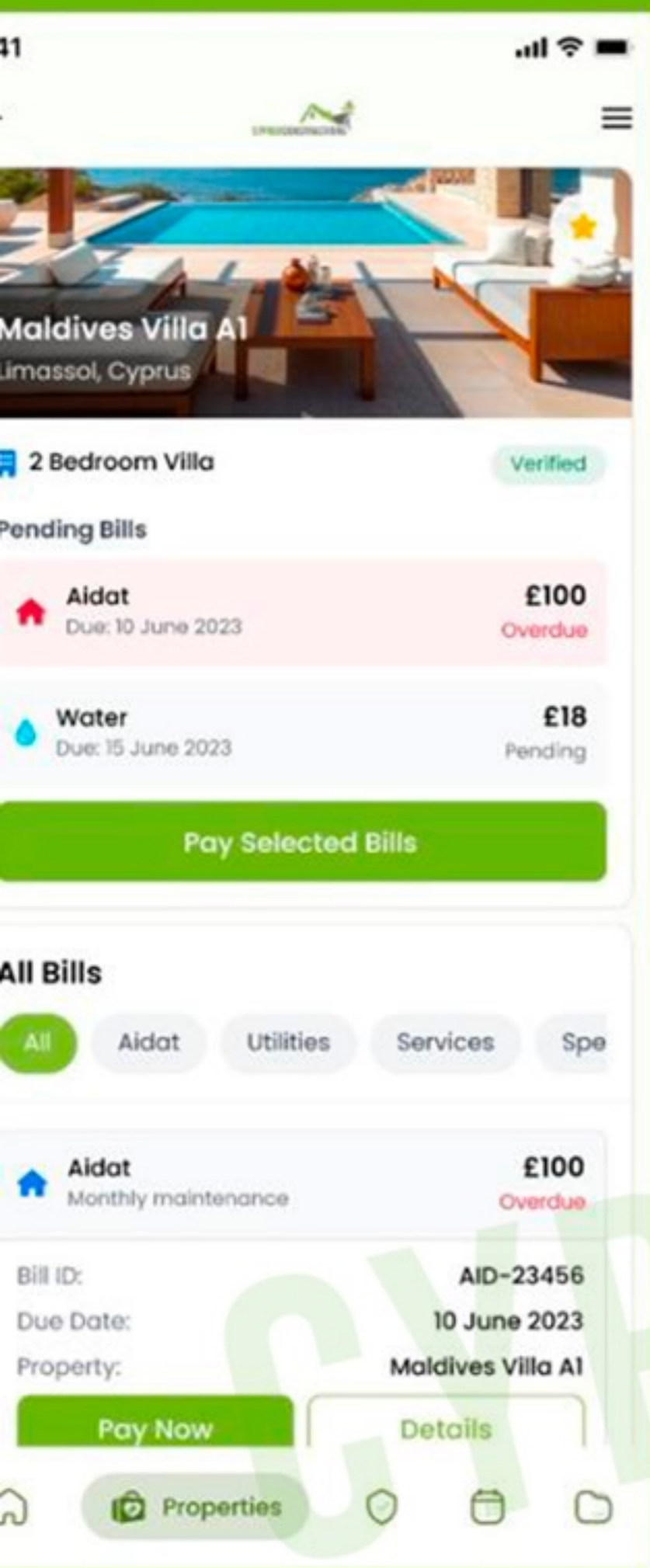


28 YEARS OF EXPERIENCE

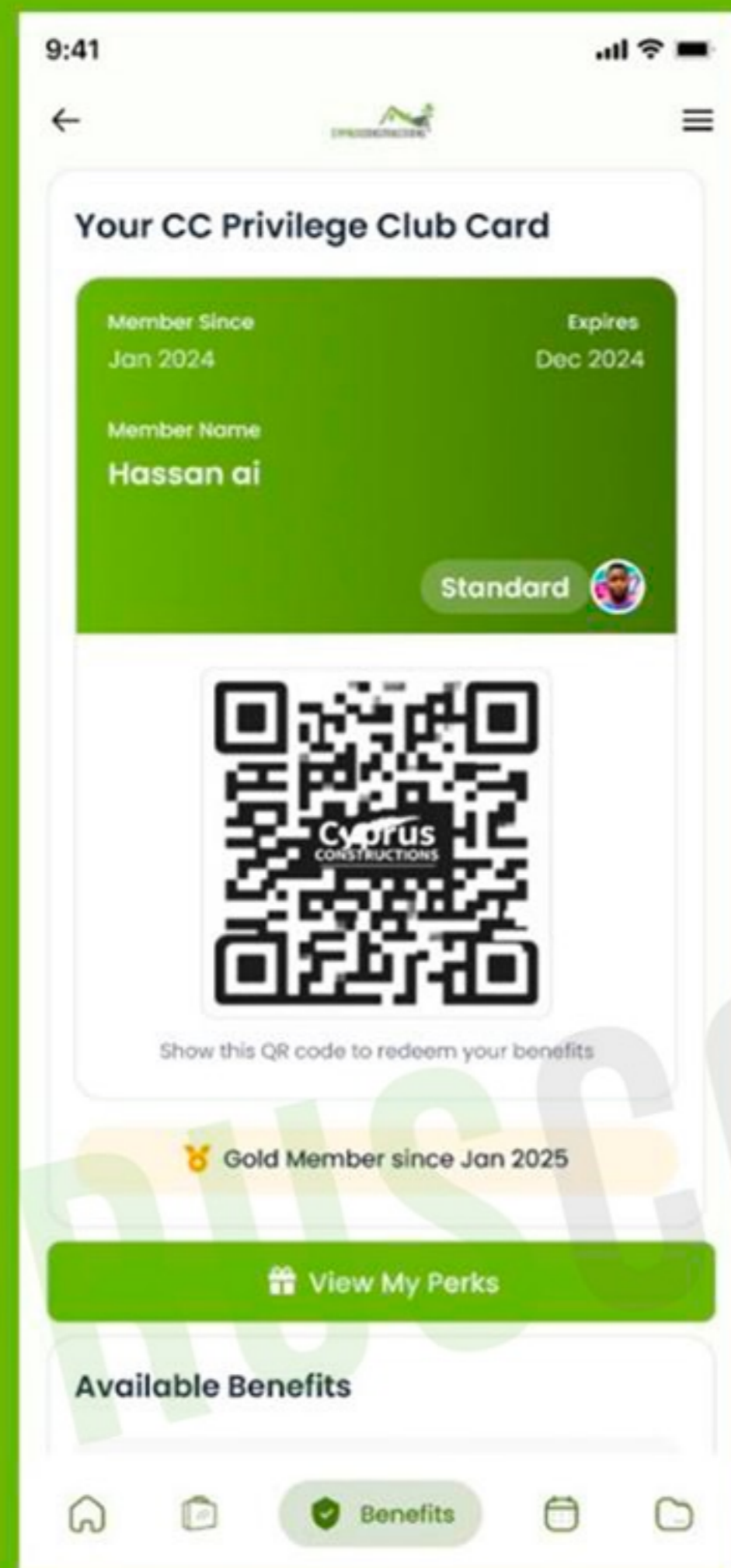


CYPRUS CONSTRUCTIONS HAS BEEN HONORED WITH **6 PLATINUM AWARDS AND 1 GOLD AWARD FOR 2025** BY A DISTINGUISHED PANEL OF 60 INTERNATIONAL JUDGES. THIS PRESTIGIOUS ACHIEVEMENT REAFFIRMS OUR POSITION AS A MARKET LEADER IN **NORTH CYPRUS.**

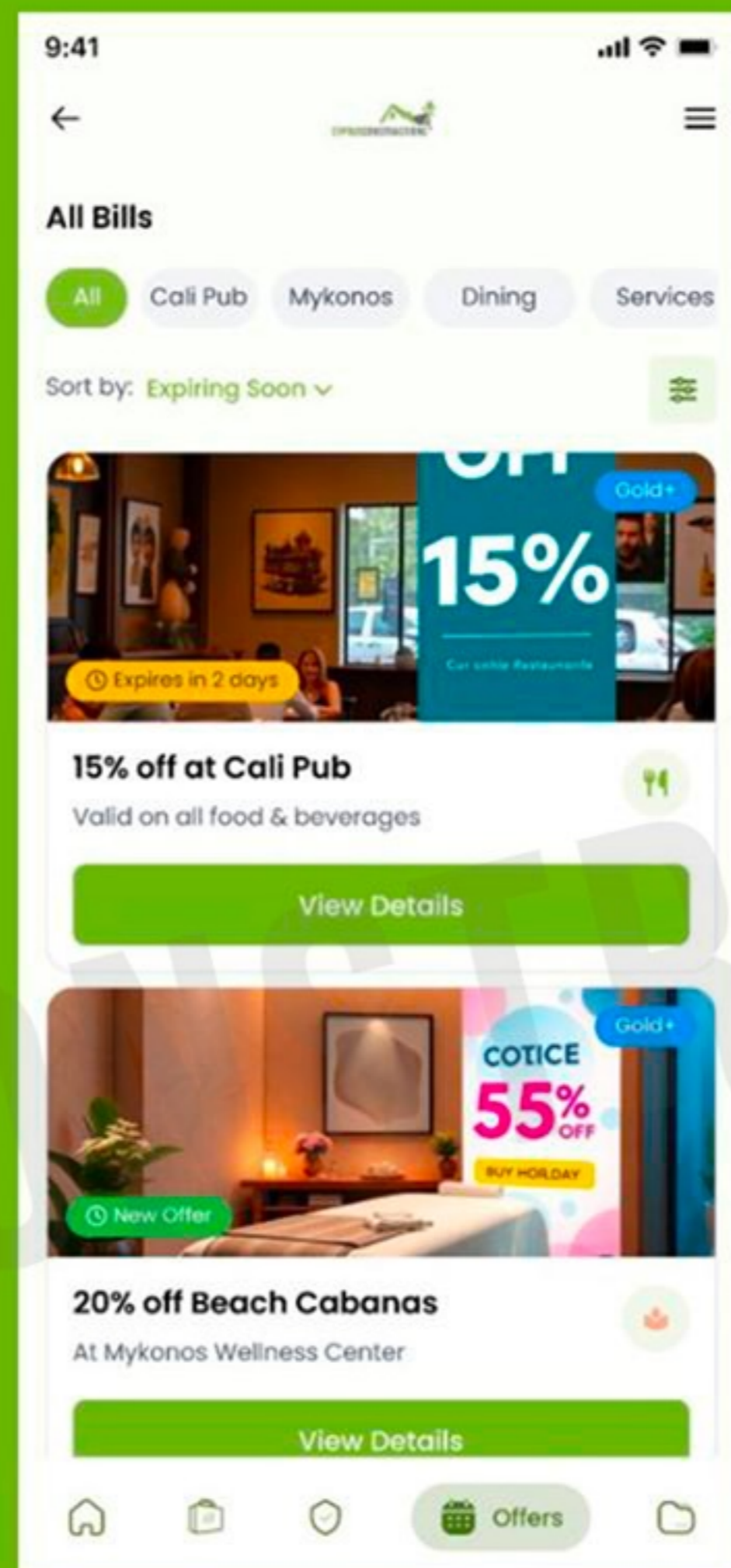




My Properties



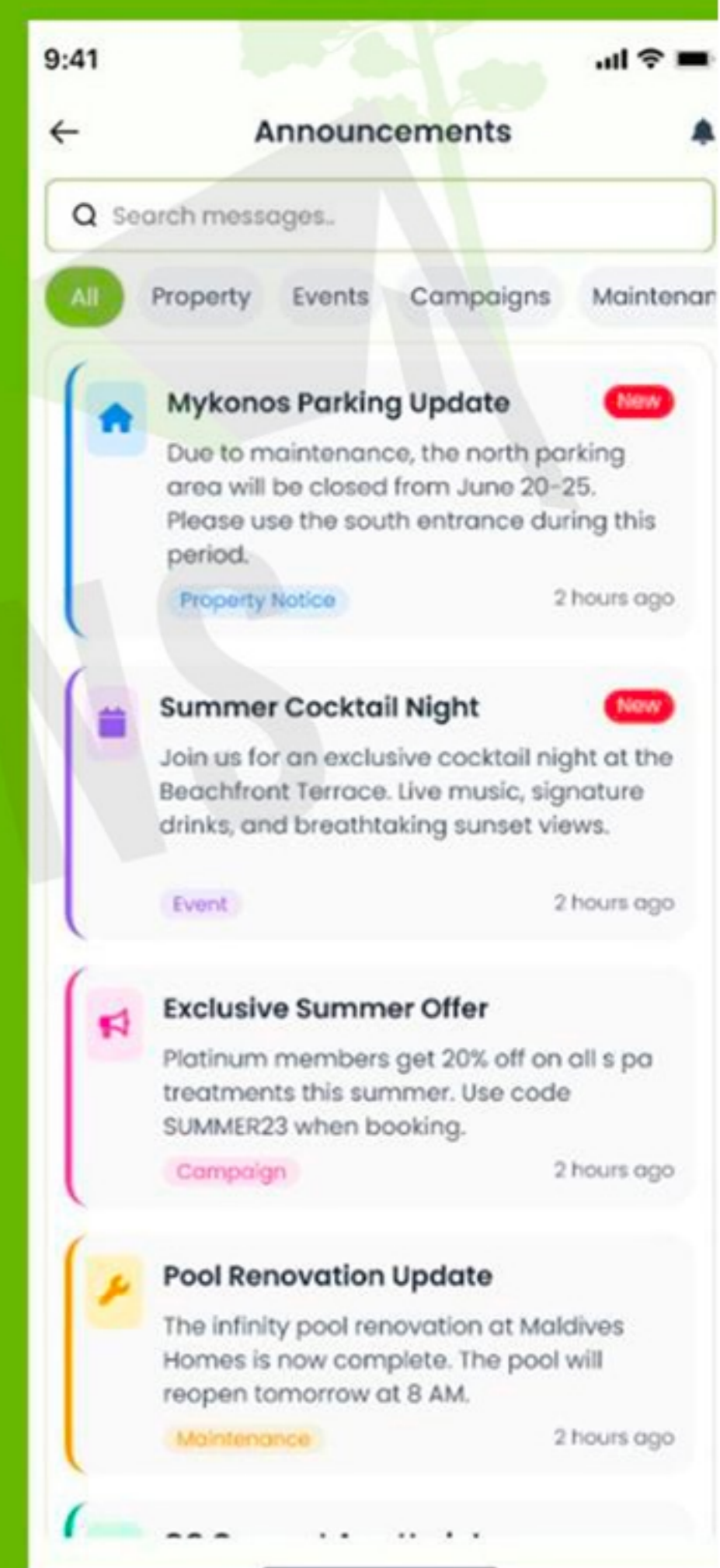
CC Privilege Club



Campaigns & Offers



Request & Support Center





# PHUKET

HEALTH & WELLNESS RESORT



CYPRUSCONSTRUCTIONS

# PHUKET HEALTH & WELLNESS RESORT



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

# PHUKET HEALTH & WELLNESS RESORT



PHUKET II

PHUKET

PHUKET 3



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*Best Properties Money Can Buy*



PHUKET  
*Beach Club*



PHUKET



# PHUKET HEALTH & WELLNESS RESORT



PHASE 2



PHUKET HEALTH & WELLNESS RESORT



PHUKET  
HEALTH & WELLNESS RESORT

MASSAGE

INDOOR POOL

BEAUTY CENTER

CLUBS



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2  
PHUKET  
HEALTH & WELLNESS RESORT

PHUKET HEALTH & WELLNESS RESORT

  
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PHUKET 2  
HEALTH & WELLNESS RESORT

PHUKET HEALTH & WELLNESS RESORT

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# PHUKET HEALTH & WELLNESS RESORT



PHUKET  
HEALTH & WELLNESS RESORT



CYPRUSCONSTRUCTIONS

*Best Properties Money Can Buy*



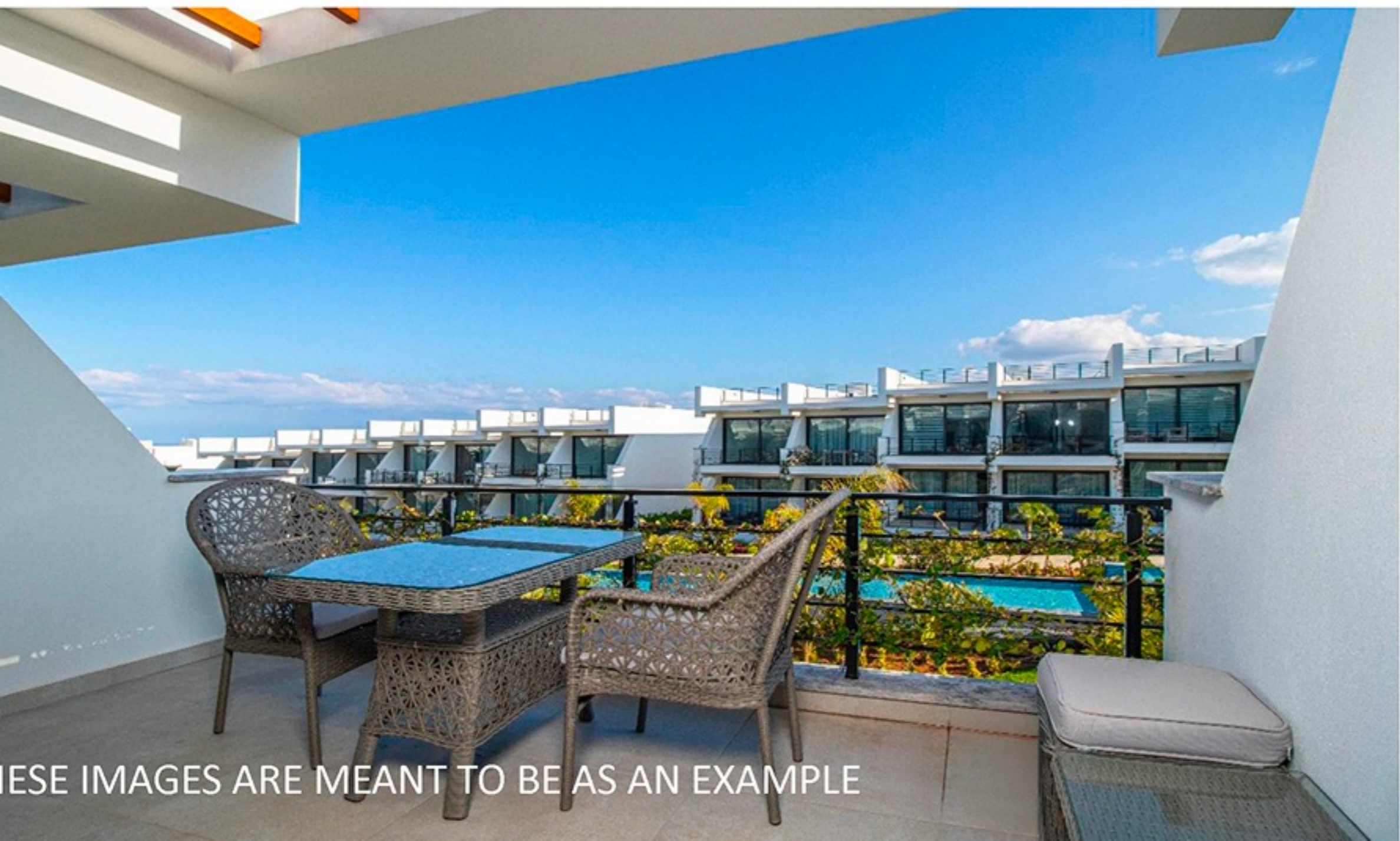




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*Best Properties Money Can Buy*

# PHUKET HEALTH & WELLNESS RESORT

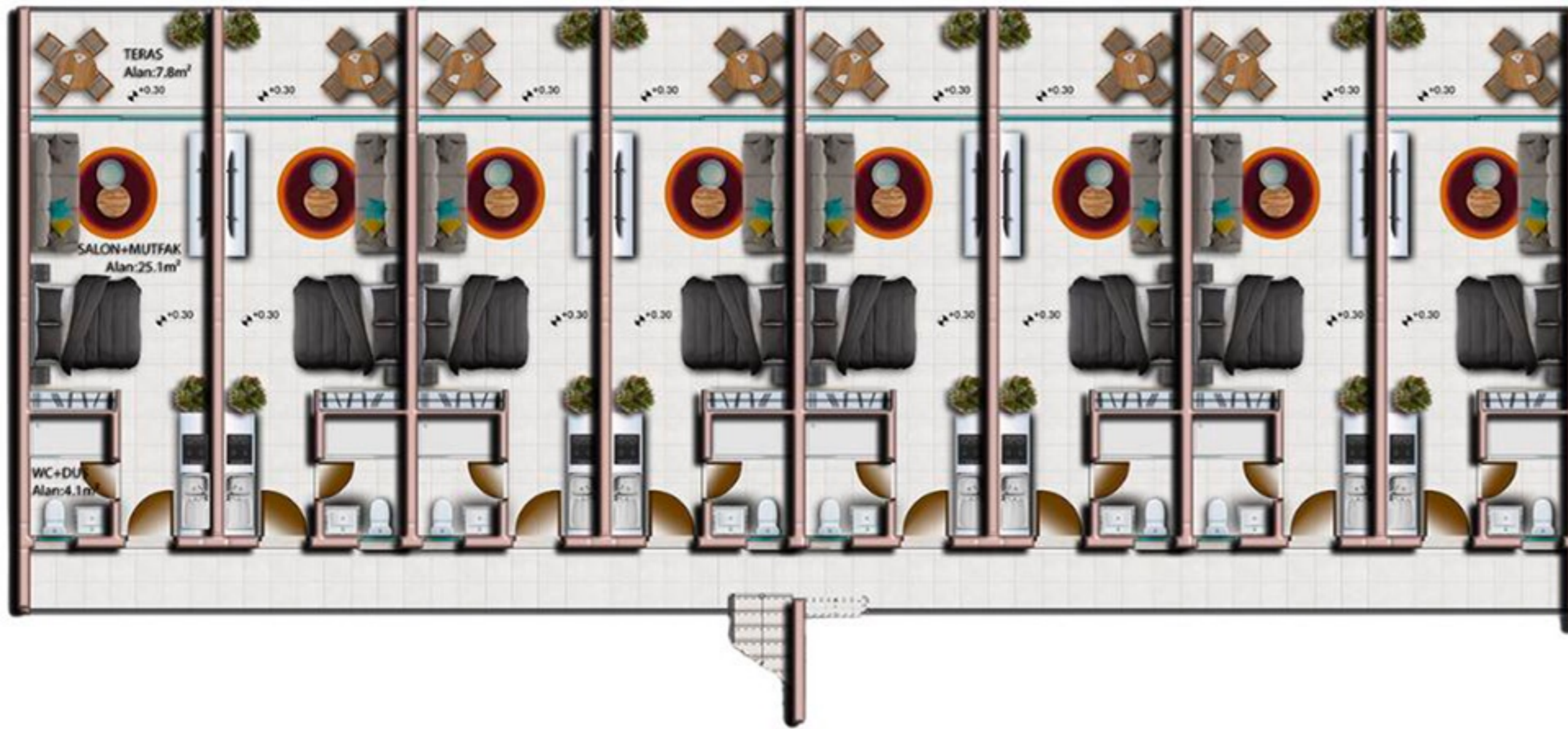


THESE IMAGES ARE MEANT TO BE AS AN EXAMPLE



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

# Studio Floor plan



## Studio Garden Floor

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

STARTING FROM 165,000 GBP



## Studio Penthouse

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

187,250 GBP

## FACILITIES & FEATURES



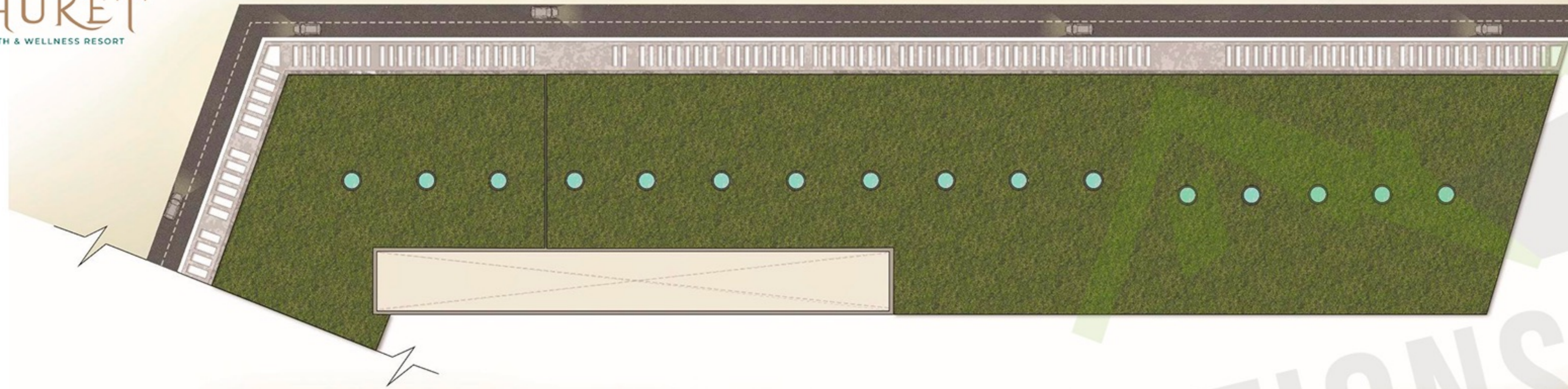
- ✓ Indoor heated pool
- ✓ SPA (Sauna, Hammam, Massage)
- ✓ Gym , Health center
- ✓ Tennis Court
- ✓ Restaurant
- ✓ Beach and Beach facilities
- ✓ Art zone
- ✓ Hiking and Biking trails
- ✓ Swimming Pools with waterfalls
- ✓ PolyClinic



# PHUKET HEALTH & WELLNESS RESORT



# POLYCLINIC PLAN ORGANIZATION



TOP VIEW



GROUND FLOOR PLAN

FUNCTIONS IN THE FACILITY

- |                      |                      |                              |
|----------------------|----------------------|------------------------------|
| 1. MANAGER ROOM      | 8. DOCTOR ROOM       | 15. PRIVATE OBSERVATION ROOM |
| 2. ACCOUNTING OFFICE | 9. RESTING ROOM      | 16. INTERVENTION ROOM        |
| 3. KITCHEN           | 10. LABORATORY       | 17. NURSE STATION            |
| 4. RESTING ROOM      | 11. X-RAY ROOM       | 18. FIRST EXAMINATION ROOM   |
| 5. FOOD DELIVERY     | 12. MRI ROOM         | 19. SECURITY                 |
| 6. LAUNDRY ROOM      | 13. OBSERVATION ROOM | 20. EMERGENCY ENTRANCE       |
| 7. DISABLE WC        | 14. PATIENT ROOM     |                              |

# *MAINTENANCE SERVICES*

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

## **Maintenance Fees :**

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

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

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

**£260 per year**



# PAYMENT PLAN

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SALES PRICE + 5% VAT + 3,000 GBP

ELECTRIC AND CLEAN WATER FEE

2,000 GBP - TWO WEEKS RESERVATION

5,000 GBP - ONE MONTH RESERVATION

35% DOWN PAYMENT

REMAINING 65% PAYABLE

MONTHLY - BIMONTHLY - QUARTERLY

UNTIL KEY HANDOVER

**MARCH 2027**

# 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

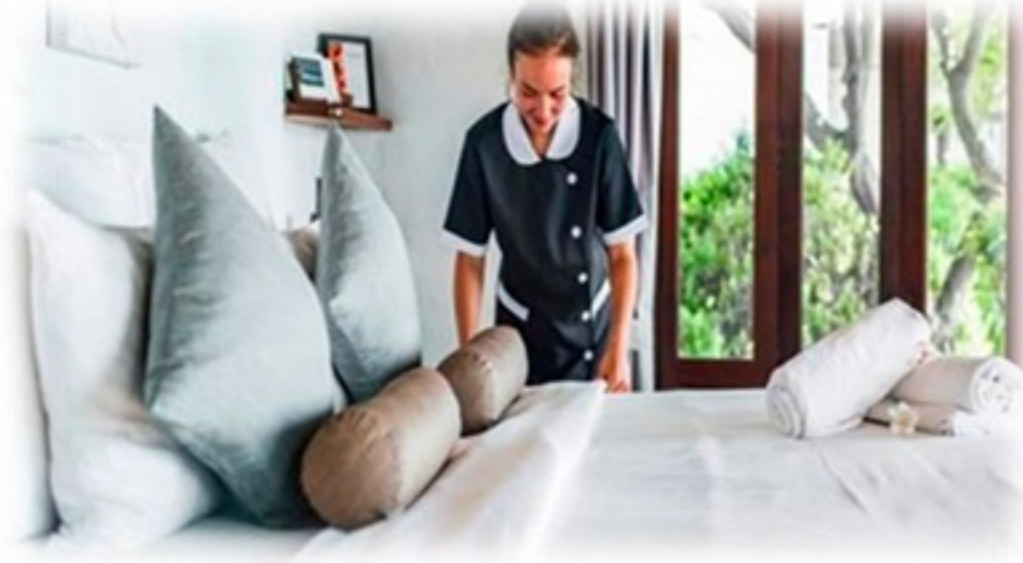
REPUTABLE AND WELL CONNECTED  
COMPANY

CYPRUS CONSTRUCTIONS

# Additional Client Services



Rental Management



House-keeping Service



Laundry Service



Paying Bills



Free Shuttle Service



Airport Transfers



Car Rental Service



Bike Club



Checking the properties



Repair Works



Personal Shopping Service



**PROPERTY INSURANCE**

Property Insurance

# Rental Management

- ADVERTISING AND SEARCHING FOR CLIENTS ON THE INTERNATIONAL HOTEL RUNNER SYSTEM

- PROVIDING RENTAL GUESTS WITH TOWELS & LINEN (MARKED WITH PROJECT LOGO)

- KEY HOLDING

- CHECK-IN AND CHECK-OUT

- TAKING DEPOSIT

- CLEANING BEFORE AND AFTER

- HOME OWNER INVENTORY LIST



**Booking.com**

**OSTROVOK.RU**



**tripadvisor**



**HomeAway**  
let's stay together™



**Smooibu**

**trivago**



# Rental Income

**CYPRUSCONSTRUCTIONS**



**Cyprus Constructions** Averages between **180 - 235** days per year.

2025 projections are set for **250 days**.

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

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

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

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

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

# CONSTRUCTION STANDARDS

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



# Individual Title Deeds



## SHARED AND INDIVIDUAL TITLE DEEDS –

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

# Why Choose Cyprus Constructions?



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

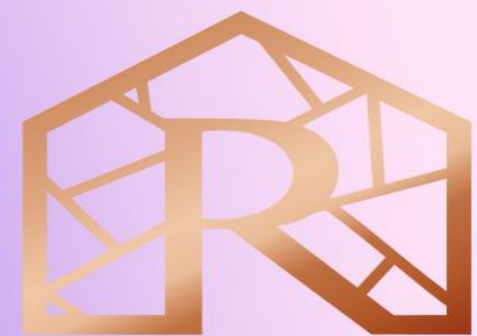




CYPRUS CONSTRUCTIONS



Thank you



**ROCS**  
**GLOBAL**



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— SCAN —



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