

East Valley Homes, North Cyprus

Avertiss





📍 NORTH CYPRUS

Location of North Cyprus

- The third-largest island in the Mediterranean
- **Easily accessible** from Europe with many one-stop transit flights from the States
 - 335 days of sunshine bringing the **small population** together on outdoor socializing
- Very affordable; allows the lifestyle of the Mediterranean for a fraction of the cost of other nearby popular destinations
 - Has **low crime** rates
- The majority of the population pursue tertiary education
- Being an Ex-British colony, English is a widely spoken language



One of the World's leading entertainment and leisure centers, with Clubs, Casinos, Luxury Hotels and much more

Higher Education is the second largest industry in North Cyprus with international students making up the majority. Real Estate is the third largest industry in North Cyprus

Health services are developed and well managed, with many public and private hospitals around the country. Highest success rates in the fertility treatments.



Kyrenia



Kyrenia

- Kyrenia is the cultural and economical center of North Cyprus
- It is home to numerous hotels, nightlife, 2 ports and 2 marinas
- There are 16 luxury hotels with large casinos in Kyrenia
- It hosts an annual culture and arts festival with hundreds of participating artists and performers
- It is home to three universities with a student population around 14,000
- There are more than 8 public, private and IVF hospitals in Kyrenia





East Kyrenia

East Kyrenia towns are home for the scenic nature with the lush green Kyrenia Mountain range on one side and the beautiful Mediterranean Sea on the other

These suburban towns are located 15 minutes drive from the Kyrenia city centre and 35 minutes drive from the Ercan International Airport

The region is considered the luxury real estate neighbourhood with extravagant and affluent villas in North Cyprus concentrated in this region as well as some low-rise building complexes

Home for the most outstanding and luxurious purpose-built Golf resort in North Cyprus

Scuba diving, hiking, camping, or sea turtle hatchling events are some other ways to enjoy the nature in this region



Kyrenia Mountain Range



Kyrenia Mountain Range



North Coast Beaches and Lagoons



Golf Course



Golf Course

18 hole championship golf course, four tennis courts, a very well equipped gymnasium, catering center, spa, and leisure center

The Golf resort has 65 hectares of land scattered with natural Olive and Carob trees and has amazing sea and mountain views from every hole.

The golf course is a dynamic 6,232 meters, 72 par gem designed for golfers of all standards and ages.

The Paspalum play surface is maintained spectacularly all year round.

Strategically placed bunkers and water hazards create an extra challenge for the true golfer to enjoy



Golf Course

The resort is wildlife-friendly and continuously puts in the effort to contribute to the conservation of the wild animals and endemic flora in the area.

There is a sustainably built ecosystem in the resort where water conservation is prioritized.

Every hole has five trees to give the players the ability to enjoy their round.

Some holes are designed around hilltops which allows the player to relax and enjoy the natural beauty of the area and stunning views.

The resort is located 5 miles from the Alagadi Turtle Conservation beach, it offers silky smooth sandy beaches for the residents to enjoy.



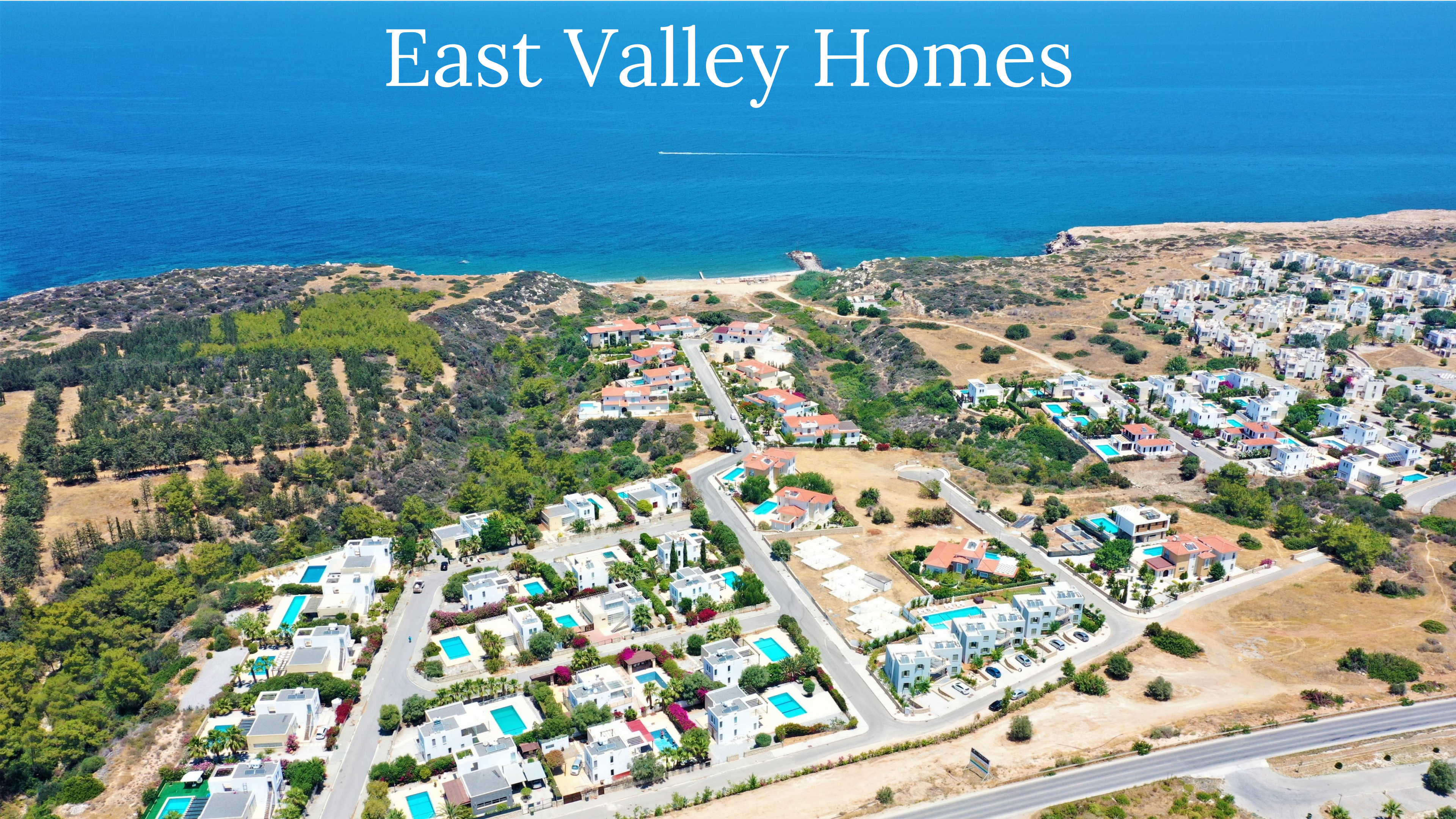
Alagadi Turtle Beach



Alagadi Turtle Beach



East Valley Homes



East Valley Homes



An aerial photograph of a coastal region. In the foreground, there is a sandy beach and the ocean. A residential area with many houses and swimming pools is visible in the middle ground. To the right, a golf course is situated on a hillside. The background consists of rugged, brown mountains under a clear sky. Three white text labels are overlaid on the image: 'GOLF COURSE' in the upper right, 'EAST VALLEY' on the left side, and 'LAGOON BEACH' at the bottom center.

GOLF COURSE

EAST VALLEY

LAGOON BEACH

East Valley



East Valley homes are strategically positioned meters from the sandy beach and the largest golf course in North Cyprus, overlooking the Mediterranean sea on one side and the Kyrenia Mountain Range on the other.

Ercan International Airport is only 35 minutes from the complex and you can easily travel to Kyrenia City Center in 20 minutes.

East Valley properties have access to the beach in front through two short alleyways and it is also in 4 minute driving distance from the famous Alagadi Beach where The Society for the Protection of Turtles is headquartered in partnership with Exeter University.

All of the buildings in the region are low-rise Mediterranean style structures with some options of detached private villas.

Activities

The area surrounding East Valley has numerous activities:

- Golf at the 18-hole championship standard course
- Diving / Boating / Kitesurfing
- Tennis courts
- Coastal and mountain walking
- Gym & Pools
- Turtle watching
- Spa – available at local 5-Star hotels
- Nightlife in Kyrenia City Center



Site Plan



- 1) 1 bedroom flats**
- 2) 2 bedrooms flats**
- 3) 3 bedrooms semi-detached villas**
- 4) 3 bedrooms detached private villas**

1 Bedroom Flats

1 bedroom flats starting from US\$68,800 with financing (new block released, launch prices)

2 story buildings, a choice of ground floor or second floor options

Rental potential for golfers, beach-lovers and young travelers

474 sqft interior area plus 130 sqft balcony

Partial sea and mountain views, communal pool

Possession in 18 months from contract of sale



Financing

Payment Plan for 1 bedroom flats (\$68,800):

\$2,000 non-refundable reservation fee

30% (\$18,640) of the sale price due in 30 days from reservation (contract signing)

70% (\$48,160) remaining payable in **30-months** interest-free payment plan, with \$1,606 installments per month



Site & Floor Plans



Ground Floor



Second Floor



Projected ROI for 1 Bedroom Flats

Purchase Price	\$	68,800.00	payment plan
Stamp Duty/ Contract Registration (0.5%)	\$	344.00	contract signing in 30 days from reservation
VAT 5%	\$	3,440.00	possession
Title deed transfer 1% (can be 3% next year)	\$	688.00	(Optional)
Water meter connection	\$	877.20	(Payable in TL) possession
Electricity meter connection	\$	210.00	(Payable in GBP) possession
Utility Connection (Sewage, etc.)	\$	1,400.00	(Payable in GBP) possession
Legal Fees	\$	2,100.00	(Payable in GBP) after reservation
Furniture Pack Ready for Rental	\$	8,400.00	(Payable in GBP) possession
Net Cash Investment	\$	86,259.20	
High season rental price/ week	\$	392	
High season occupancy in weeks		15	
High season income	\$	5,880	
Low season rental price/ week	\$	350	
Low season occupancy in weeks		10	
Low season income	\$	3,500.00	
Gross Yearly Income	\$	9,380	
Rental Management Fees 20% of revenues	\$	1,876.00	
Income tax 10% of revenues	\$	938	
Utilities	\$	576.00	
Home ownership tax 3tl/sq m	\$	16.80	
Annual maintenance of the Resort	\$	840.00	(Payable in GBP)
Net yearly rental expenses	\$	4,246.80	
Return on Investment			
Net income	\$	5,133.20	
Gross Return on Investment		7%	
Net return on investment		6%	



2 Bedroom Flats

2 bedrooms flats starting from US\$124,000 with financing

2 story buildings, a choice of ground floor or second floor options

Rental potential for families, golfers, beach-lovers

1 unit available

682 sqft interior area plus 107 sqft balcony

Partial sea and mountain views, communal pool

Possession in 12 months from contract (ready options available)



Financing

Payment Plan for 2 bedroom flats (\$124,000):

\$2,000 non-refundable reservation fee

30% (\$35,200) of the sale price due in 30 days from reservation
(contract signing)

70% (\$86,800) remaining payable in 36-months interest-free
payment plan, with \$2,412 installments per month



Exclusive Offer

3 Bedrooms semi-detached villas starting from
US\$275,000 with financing

6 Semi-detached duplex villas only!

Private gardens

Plot size is 1,722 sqft, interior area is 1,180 sqft and
terrace area is 250 sqft

Partial sea and mountain views

Possession in 18 months from contract of sale

Private pool is optional (extra)



Financing

Payment Plan for semi-detached villas
(\$275,000):

\$2,000 non-refundable reservation fee

35% (\$94,250) of the sale price due in 30
days from reservation (contract signing)

65% (\$178,750) remaining payable in 24-
months interest-free payment plan, with
\$7,448 installments per month



Private detached villas

3 Bedrooms detached duplex villas starting from
US\$358,000 (\$69,000 discount) with financing

Private gardens

Smallest plot size is 5,877 sqft, interior area is 1690
sqft and terrace area is 678 sqft

Sea and mountain views

Possession in 12 months from contract of sale plus
3 months grace period

Private pool is optional (extra)

3 or 5 or 7 bedrooms options

3 bedrooms Private Villa



5 bedrooms Private Villa



Financing

Payment Plan for 3 bedrooms detached villas
(\$358,000):

\$2,000 non-refundable reservation fee

35% (\$123,300) of the sale price due in 30 days from
reservation (contract signing)

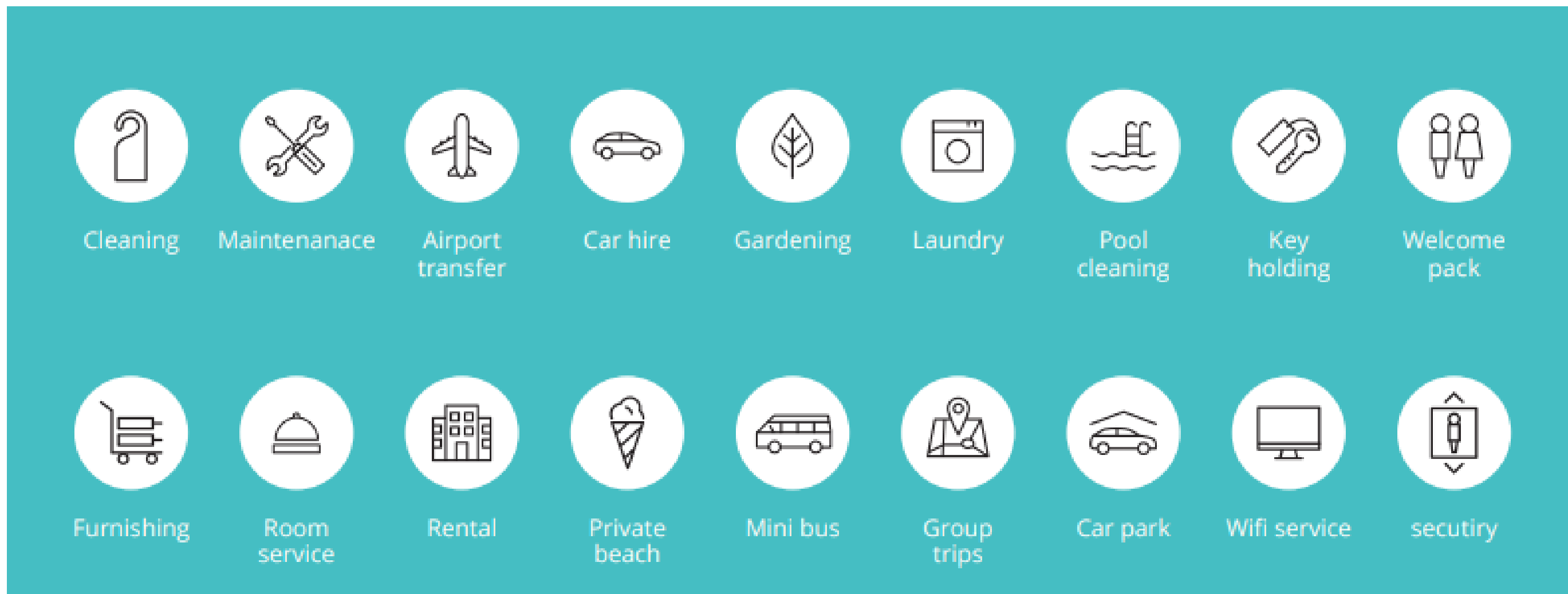
65% (\$232,700) remaining payable in 24-months
interest-free payment plan, with \$9,696 installments
per month



Hands-off Investment

Property and Rental Management with lock-and-leave lifestyle. You can leave it to the developer's hands to take care of your investment, and enjoy the rental returns sent to your bank account.

- Avertiss sales support
- Trusted lawyers will assist you with the purchasing property remotely
- The management team will handle furnishing of your property
- Professional rental management team will handle rentals
- Property management and On-site maintenance will cover all the other services required



The Developer

- The developer has been based in North Cyprus for over 20 years
- They are an international group from Israel and UK
 - 4 completed projects
 - 2 more projects being developed
- Over 1,200 units delivered, and further 2,700 under construction

