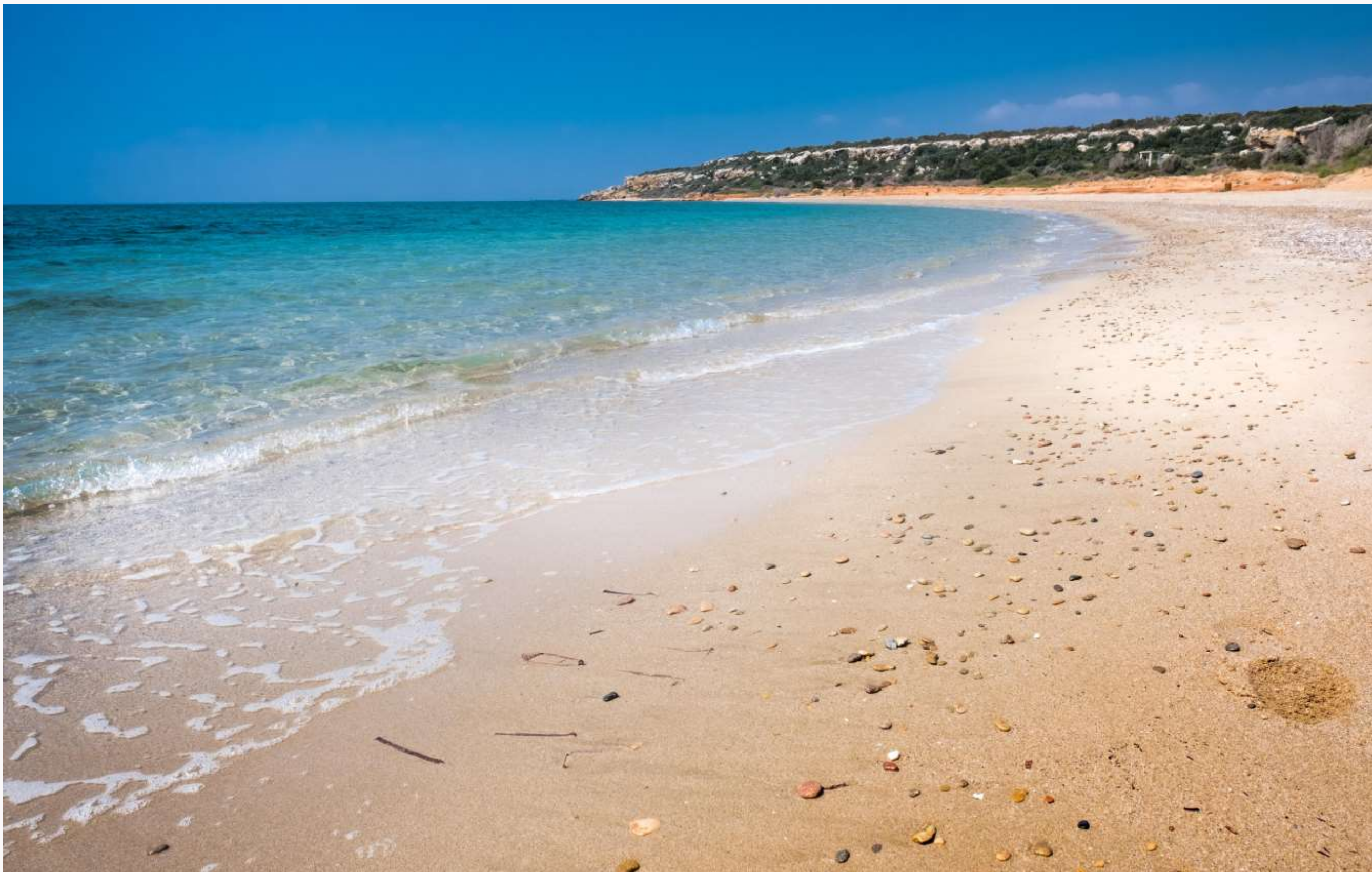


Avertiss



Las Vegas of North Cyprus
Bafra Hotels Strip



Location
of
North Cyprus

North Cyprus

- Third largest Island in the Mediterranean and cross-roads for many civilizations for centuries
- Easily accessible from Europe. There are also many one-stop transit flights from the States
- North Cyprus is affordable, have one of the lowest crime rates, have warm and welcoming communities with rich culture and cosmopolitan living
 - Being an Ex-British colony, English is a widely spoken language



Leading Industries in North Cyprus





01

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

02

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

03 Real Estate is the third largest industry in North Cyprus

04 Health services are developed and well managed, with many public and private hospitals around the country



Residency Permit in North Cyprus



Residency

- Purchasing a property in North Cyprus, makes the owner and first degree relatives eligible for residency permit application
- Foreign Nationals and companies are required to obtain ‘Permission to Purchase’ which also requires a clean background report from their local Police Department



Contract Registry/Title Deed Transfer



Contract Registry/ Title Deed Transfer

- **Contract Registry;**
0.5% of purchase price Stamp Duty fee (paid by the buyer)
- **Immovable Property Title Deed Transfer Fee;**
1% of purchase price (paid by the buyer)
- 5% of purchase price V.A.T. (paid by the buyer)
- Withholding tax (paid by the seller)





Bafra – Las Vegas of North Cyprus

Bafra is located on the East-coast of the island Cyprus

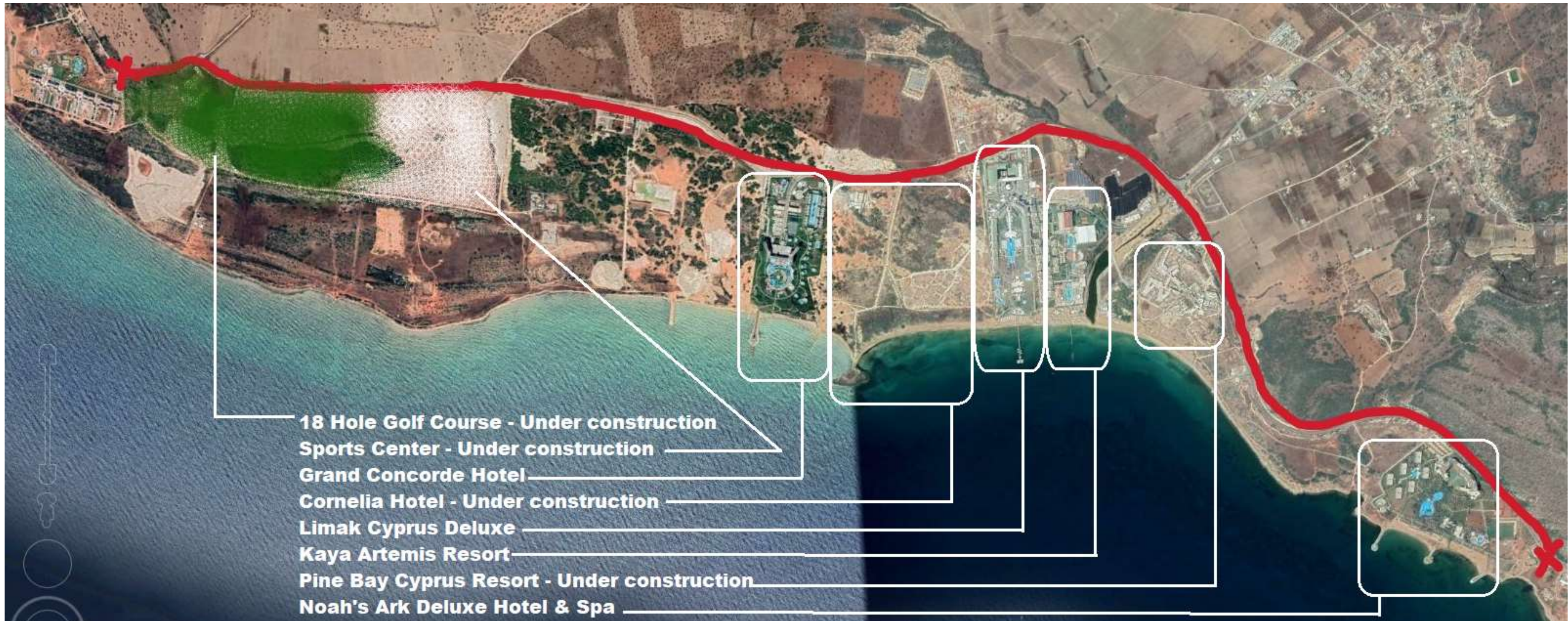
Bafra is renowned for its pristine beauty with glorious sandy beaches and clean blue waters

Bafra has got a 29,530ft long and beautiful coastline



Bafra Casino & Hotel Strip

Bafra has been selected as the new epicenter of North Cyprus tourism industry with a multi-million dollar government tourism master plan. There are 14 luxury hotel projects on the Bafra Strip & 18 Hole Golf Course under construction. The area is considered to be the 'Las Vegas' of North Cyprus with four 5-star luxury hotels already in operation



Noah's Ark



Noah's Ark Deluxe Hotel & Spa offers 616 rooms over 1,776,045 ft² open area. Inspired by the legend of Noah's Ark, the hotel is specifically designed to fuse the legend with modern details.



Kaya Artemis



739 rooms enriched with luxurious amenities, pools, spa and beauty center and all other facilities, with its untouched eye-catching beaches, glittering sea; a replica of historic Artemis Temple, Kaya Artemis, with all its attractiveness, is amazing and so admiring



Limak Cyprus Deluxe



Limak Cyprus Deluxe Hotel is a unique phenomenon. Glistening with splendor and opulence it offers unparalleled holiday experience. As part of a prestigious award-winning chain. Limak Cyprus Deluxe is taking Cypriot hospitality to a whole new level.

Concorde Resort



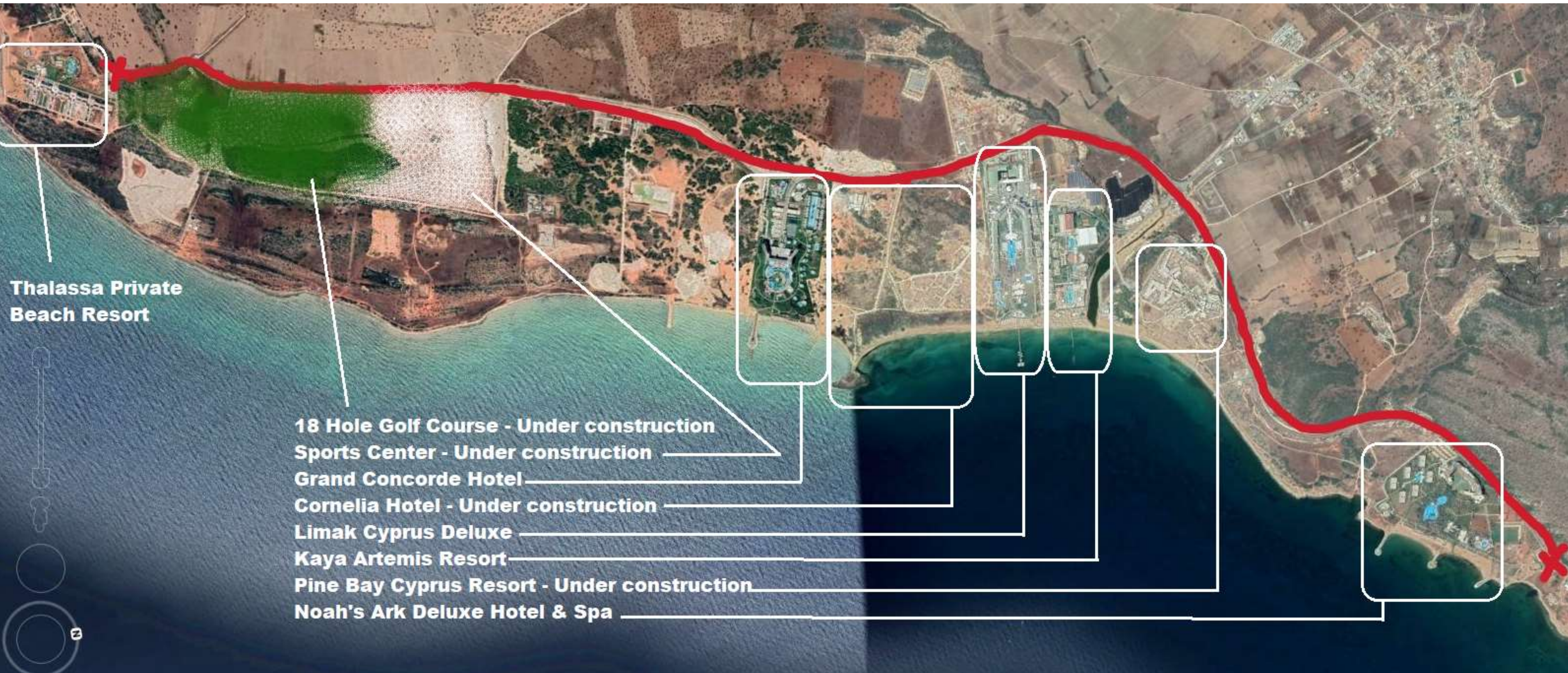
The Concorde Resort is an adventure just waiting to spoil its guests from the moment they arrive. Standing proudly on its own magnificent sandy beach, boasting a variety of pools and exciting amenities, this incredible resort ensures endless amusement and bliss for all.





Thalassa Private Beach Development

Bafra Strip-Thalassa



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
- Pioneer and only construction company in Bafra region



Thalassa

The project is strategically positioned at the very end of the Bafra Strip and is adjacent to the golf course.

Outstanding beachfront location; Project benefits from a wonderful sandy stretch of shoreline, and sea views from every single apartment.

The Development has a 6,562ft coastline and a 1,640ft private beach.

It is a fully serviced and managed beachfront resort just 1 hour from Ercan (Lefkosa) airport.

The project is developed on a 2,520,370 ft² of land area.

The first phase of the project consists 21 blocks with 552 units in total. 380 units have been sold-out already with 350 of these units have completed construction

Site Plan

FACILITIES & AMENITIES

- 1 Guest Entrance / 24 hour Security & Bus Stop
- 2 Kensington Sales Office / Visitor Parking
- 3 Underground Car Parks x 5
- 4 Management Office & Guest Services (Apt 15 G04)
- 5 Spa (Apt 18 101)
- 6 Games Room
- 7 Childrens Play Area
- 8 Giant Chess Game
- 9 Communal Pool, Pool Bar & Towel Hut
- 10 Water Park & Slides
- 11 Mini Golf
- 12 Tennis/Basketball Court
- 13 Resort Use Bicycles x 4

- 14 Football Pitch
- 15 Mini Market
- 16 Gym
- 17 Deks Restaurant
- 18 Bike Rental
- 19 Petanque
- 20 Beach Volleyball Court
- 21 Outdoor Cinema
- 22 Guest Car Park
- 23 Watersports & Activities Centre
- 24 Kids Beach Play Area
- 25 Pier and Sunset Bar
- 26 Palm Oasis
- 27 Beach Cabanas

COMING SOON

- 28 Wavebreaker (2019)
- 29 Indoor Pool, Hammam and Spa / Management Office & Guest Services
(Spa moving from 5 / Management from 4- winter 2019)
- 30 Deks Restaurant (moving from 17 summer 2020)
- 31 Organic Garden

FUTURE PLANS

- Boutique / Gift Shop
- Coffee Shop
- Sports Facilities
- Swimming Pool
- Artificial Wave Pool
- Kids Club
- Conference & Business Centre
- Mini Amphitheatre
- New Sales Office



On-site Facilities

An all-inclusive resort with numerous facilities and exclusive benefits for residents. Including,

Beach & Watersports - Swim, sleep under a sunshade, enjoy watersports, take a boat trip, rest in a family cabana, swing in a hammock or have a drink at the Sunset Bar.

Pool & Waterpark - Relax at the large poolside area, set within peaceful landscaped gardens, with pool bar, communal BBQ and waterslides.

Restaurants & Entertainment - Enjoy breakfast, lunch, dinner or light bite at Deks Restaurant, or have it delivered to you. Sample live music or the open air cinema with a delicious buffet.

Gym - Enjoy our air conditioned fitness room with a sea view, offering various indoor training apparatus for your use.

On-site Facilities

Spa- Experience a range of rejuvenating spa treatments, from our professional therapists, in a calming and relaxing environment.

Games Room -Let the kids play.... pool table, Playstation, table tennis, play pen, football and hockey games.

Playground -Child safe playground for kids to enjoy with our fun, giant chess board.

Sports- Choose from tennis, basketball, beach volleyball, football, petanque, mini-golf, bikes, running, hiking and more.....

Resort Bikes- You don't have to walk everywhere at Thalassa, take a bike, take your time and cycle to the beach.

Indoor Heated Pool -Enjoy a swim in cooler weather at our wonderful indoor heated pool.







All-day Hotel Passes

For the owners & tenants of Thalassa, there are daily passes to the nearby 5-star hotels starting from 35USD per adult. 50% discount for children over 6 years old, and free of charge entry for 0-6 year olds.

The daily pass covers casino access, unlimited local and imported alcohol, breakfast, lunch, unlimited snacks, deserts, beach access, facilities access, spa access (treatments extra), children playrooms/ playgrounds, aquapark, animation, etc.

Any of the Ala carte or buffet restaurants at the hotels can be accessed via private reservations for Thalassa residents that are not available for others but hotel guests



Rental Management Service

Management company with lock-and-leave lifestyle; on-site management and 24-hour security ensure property owners feel comfortable that their investment is looked after in their absence. Tavor Management will manage your property from organising inventories and cleans to meet and greets for your tenets. You can choose which level of management service best suits your needs from basic level to cleaning and rental options through our designated website. Tavor is also listed on Booking.com.



Cleaning



Maintenanace



Airport
transfer



Car hire



Gardening



Laundry



Pool
cleaning



Key
holding



Welcome
pack



Furnishing



Room
service



Rental



Private
beach



Mini bus



Group
trips



Car park

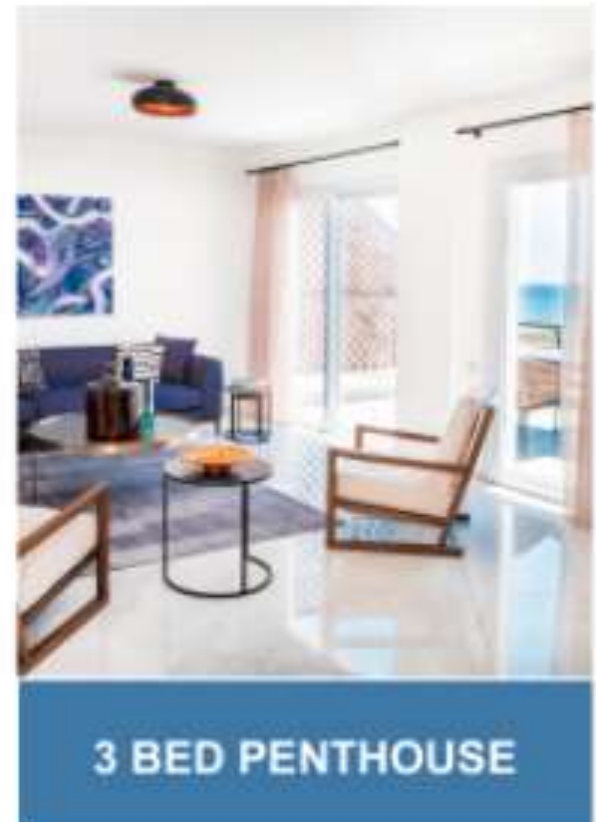


Wifi service



secutiry

The apartment selection combines comfort and style, ranging from elegant spacious pool apartments to penthouses with stunning views across the bay of Famagusta. You can choose from different sizes of flats that fits your needs;







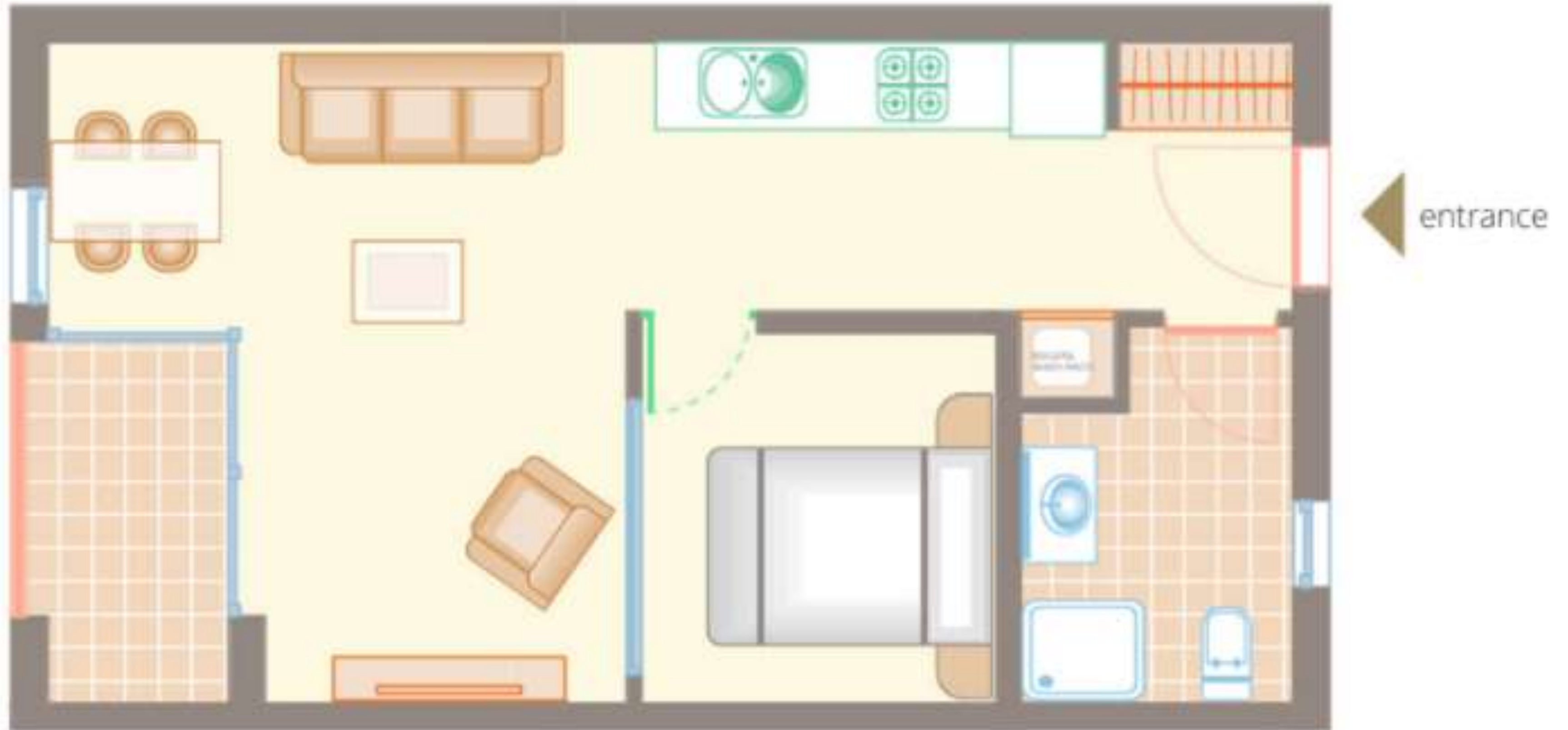
Special Offer for Live and
Invest Overseas Clients
1 Bedroom Smart Flat



The 1 bedroom smart flat has a **441ft²** closed area + balcony

Rental potential for holiday makers, bachelors, newly-weds
and families with children

Floor Plan



1 Bedroom Smart Units Starting From US\$74,995

The Payment Plan

Developer funded **interest free payment plan** offered to Live and Invest Overseas Clients

2000 USD reservation fee

30% on contract sign.

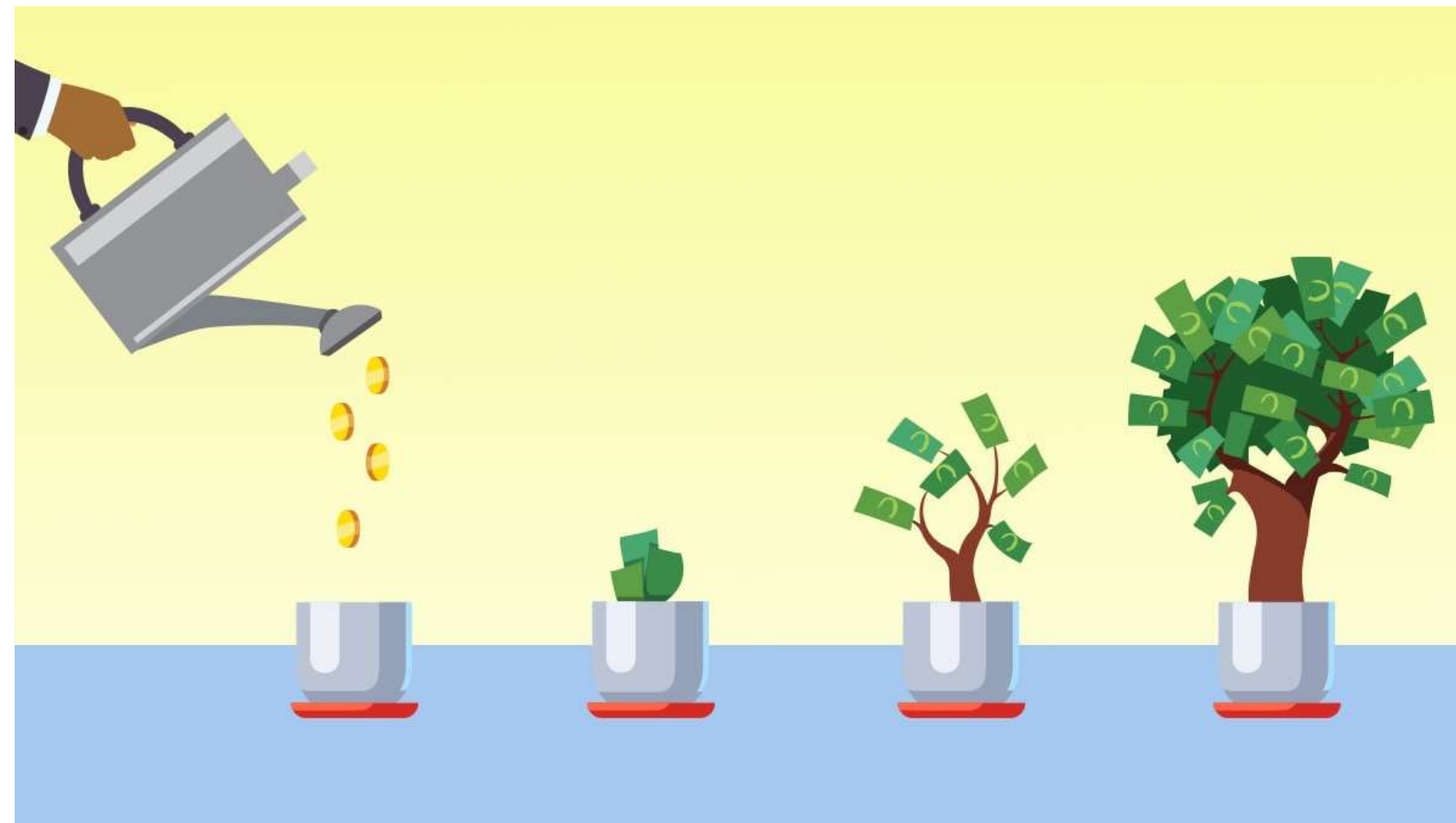
36 months interest free for remaining balance



1 Bedroom Smart Units Starting From US\$74,995

Small Out of Pocket Investment

You can take advantage of this great offer now with only a down-payment of 22,500USD



1 Bedroom Smart Units Starting From US\$74,995

Hands-off Investment

- 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 renting, management and all the other maintenance services required

(Please refer to appendices for the list of units)

Capital Appreciation

Capital growth and investment potential;

The following example is presented for a Studio Type B
Total Area: 37m²
31m² covered area + 6m² balcony

Example Of Studio Apartments Price Rise

PERIOD	PRICE
2017 Jan-June	£24,950
2017 Jul-Dec	£29,950
2018 Jan-June	£34,950
2018 July-Dec	£39,950
2019 Jan-June	£44,950
2019 July -Dec	£49,950
2020 Jan-	£54,950

Studio Apartments Price Rise



ROI for Smart 1 Bedrooms

Furnished Smart 1 Bedroom Flat
Bafra Beach

Purchase Price	\$	74,995.00	
VAT 5%	\$	3,749.75	
Utility Connection	\$	1,985.00	(Payable in GBP)
Contract Registration (0.5%)	\$	374.98	
1% Title Deed Transfer	\$	749.95	(Optional)
Legal Fees	\$	1,985.00	(Payable in GBP)
Furniture Pack, Ready for Rental	\$	4,000.00	(Payable in GBP)
Net Cash Investment	\$		87,839.68

Nightly Price	\$		90
Occupancy Factor			45%
Occupancy in days			162
Gross Yearly Income	\$		14,580

Expenses			
Stoppage tax 10% of revenues	\$	1,458	
Management Fees 20% of revenues	\$	2,916	
Utilities and Repair	\$	650.00	
Annual maintenance	\$	960.00	(Payable in GBP)
Net yearly rental expenses	\$		5,984.00

Return on Investment			
	Net income	\$	8,596.00
	Net return on investment		10%



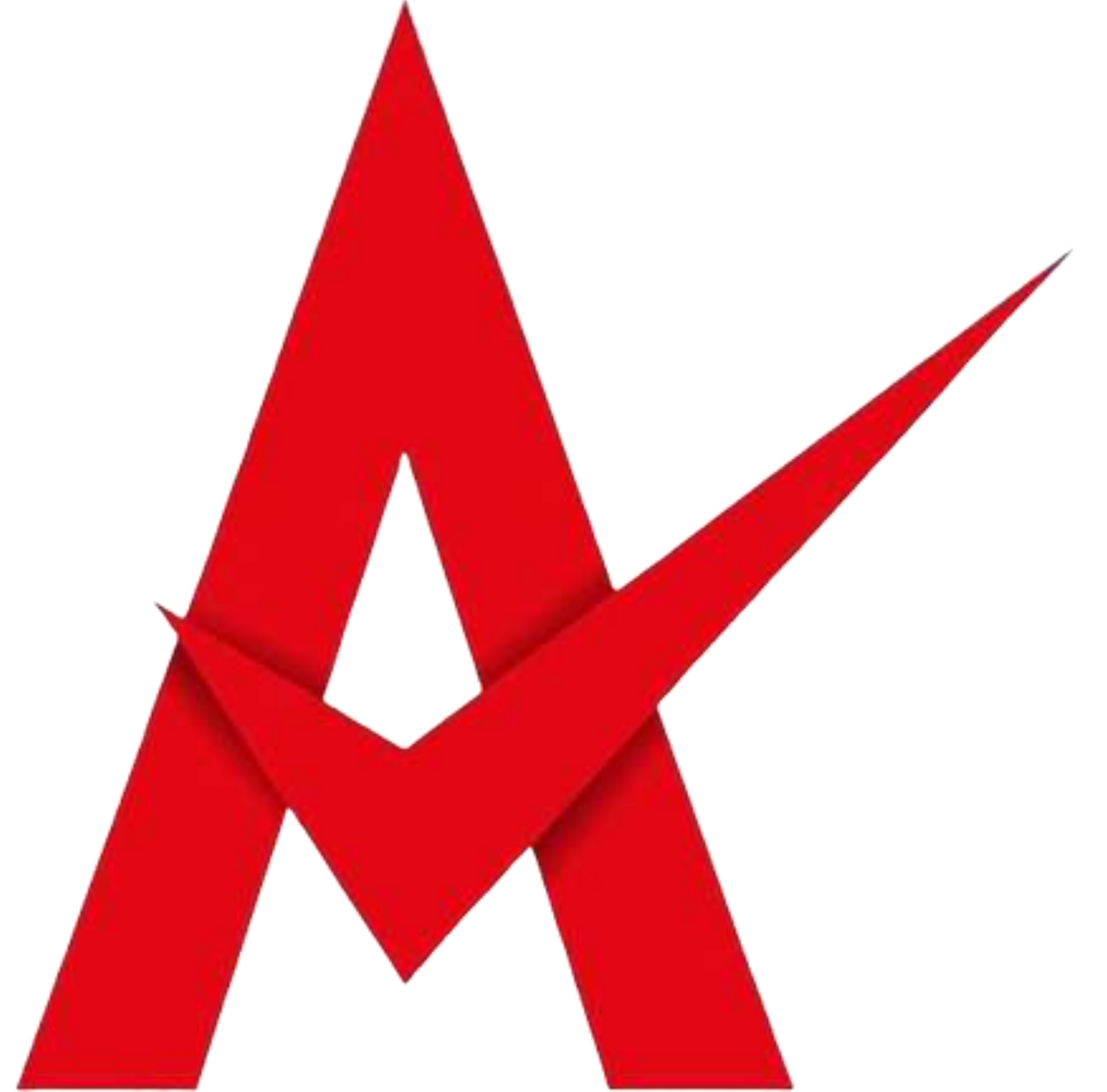
Avertiss Real Estate Agency

'What happens in Bafra stays in Bafra'

Phone Number +90-533-851-23-23

Email Address dengiz@dengizkursat.com

Website www.avertiss.com



Appendices 1; List of Units

No of Bedrooms	Price	Block	Completion	Payment Plan	Area	Floor/ level
1 bed Smart	74,995 USD	2	24 months	2000 USD reservation fee 30% on contract sign. 36 months interest free for remaining balance	40/41m2 +3.6m2 balcony	1 st Floor
1 bed Smart	74,995 USD	2	24 months	2000 USD reservation fee 30% on contract sign. 36 months interest free for remaining balance	40/41m2 +3.6m2 balcony	1 st Floor
1 bed Smart	74,995 USD	2	24 months	2000 USD reservation fee 30% on contract sign. 36 months interest free for remaining balance	40/41m2 +3.6m2 balcony	1 st Floor
1 bed Smart	74,995 USD	2	24 months	2000 USD reservation fee 30% on contract sign. 36 months interest free for remaining balance	40/41m2 +3.6m2 balcony	1 st Floor
1 bed Smart	74,995 USD	2	24 months	2000 USD reservation fee 30% on contract sign. 36 months interest free for remaining balance	40/41m2 +3.6m2 balcony	1 st Floor

Appendices 2;

List of Units

1 bed Smart	74,995 USD	6	18 months	2000 USD reservation fee 30% on contract sign. 36 months interest free for remaining balance	40/41m2 +3.6m2 balcony	1 st Floor
1 bed Smart	74,995 USD	6	18 months	2000 USD reservation fee 30% on contract sign. 36 months interest free for remaining balance	40/41m2 +3.6m2 balcony	1 st Floor
1 bed Smart	74,995 USD	6	18 months	2000 USD reservation fee 30% on contract sign. 36 months interest free for remaining balance	40/41m2 +3.6m2 balcony	1 st Floor
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