

The Mediterranean Dream

North Cyprus



Avertiss

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.



Thalassa Private Beach Properties



Bafra

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 5,6 miles long and beautiful coastline

Bafra has been selected as the new epicenter of North Cyprus tourism industry with a multi-million dollar government tourism master plan. There are 9 luxury hotel projects on the **Bafra Strip**, 4 five-star luxury hotels already in operation & 18 Hole Golf Course under construction.



Bafra Casino & Hotel Strip

In full operation:

- Thalassa Beach Resort -1
- Grand Concorde Hotel -4
- Limak Cyprus Deluxe -6
- Kaya Artemis Resort -7
- Noah's Ark Deluxe Hotel & SPA -9

Coming soon:

- 18 Hole Golf Course -2
- Sport's Center -3
- Cornelia Hotel -5
- Pine Bay Cyprus Resort -8



Five-Star Hotels in Operation

Noah's Ark Deluxe Hotel & Spa



Kaya Artemis Resort



Limak Cyprus Deluxe



Concorde Luxury Resort



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



The project is strategically positioned at the very end of the Bafra Strip and is adjacent to the golf course just 1 hour from Ercan (Lefkosa) airport.

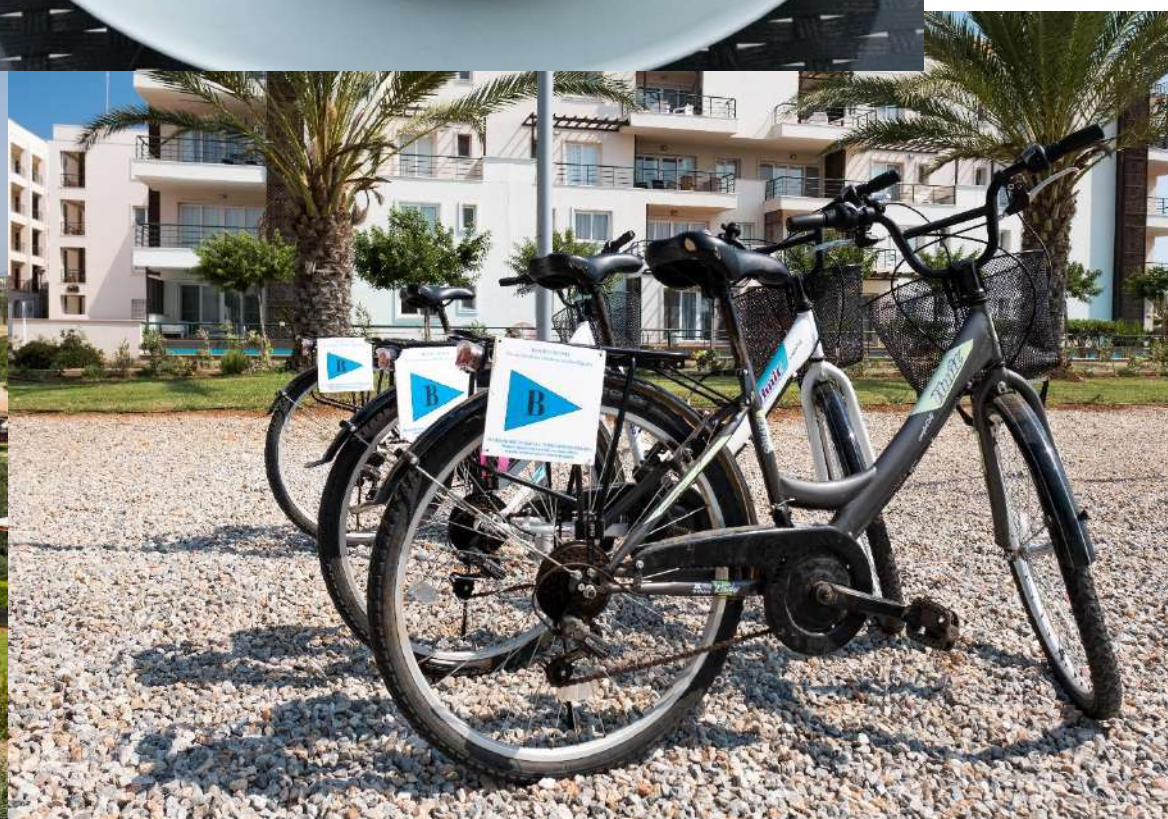
Thalassa has its own 0.3 miles **private beach**, a 1.3 miles coastline, and sea views from every single apartment.

It is a fully serviced and managed beachfront resort comprised of low-rise buildings only 4 floors high.

For the owners & tenants of Thalassa, there are daily passes to the nearby 5-star hotels starting from 35USD per adults covering 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.

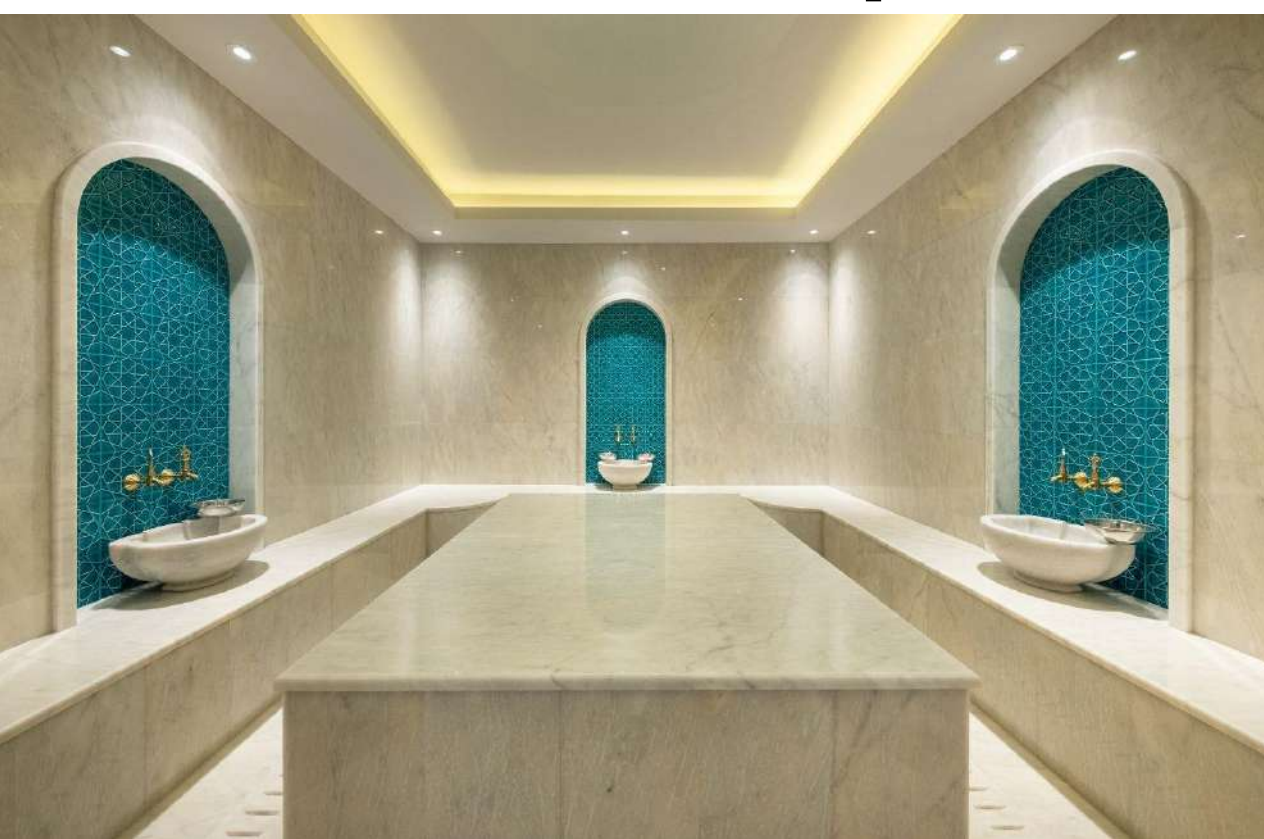
Nature-friendly

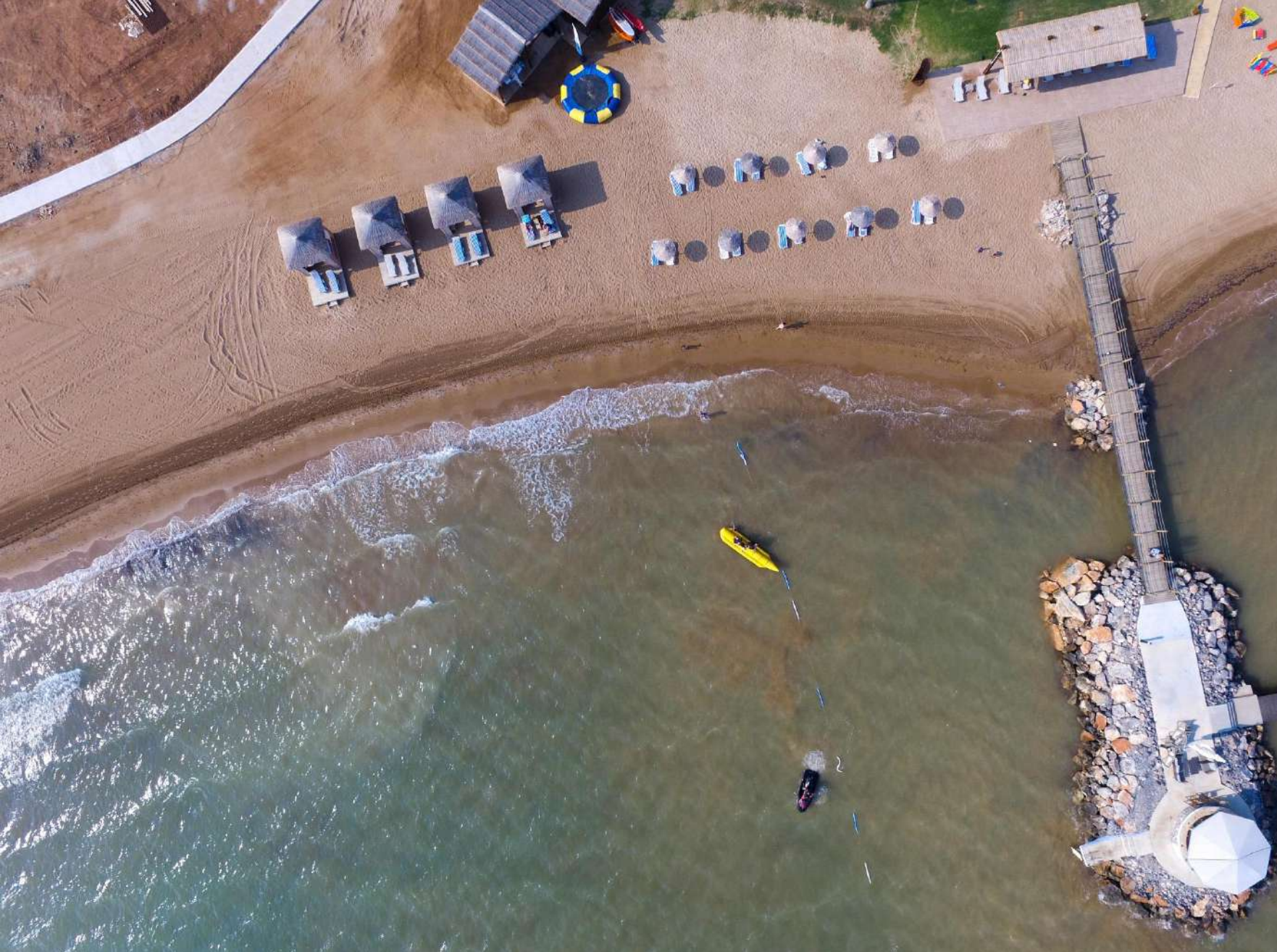
- Low population density
- Away from air pollution
- Low carbon emission transportation on-site
- On-site grow garden
- Local produce restaurants
- Clean private beach



On-site Facilities

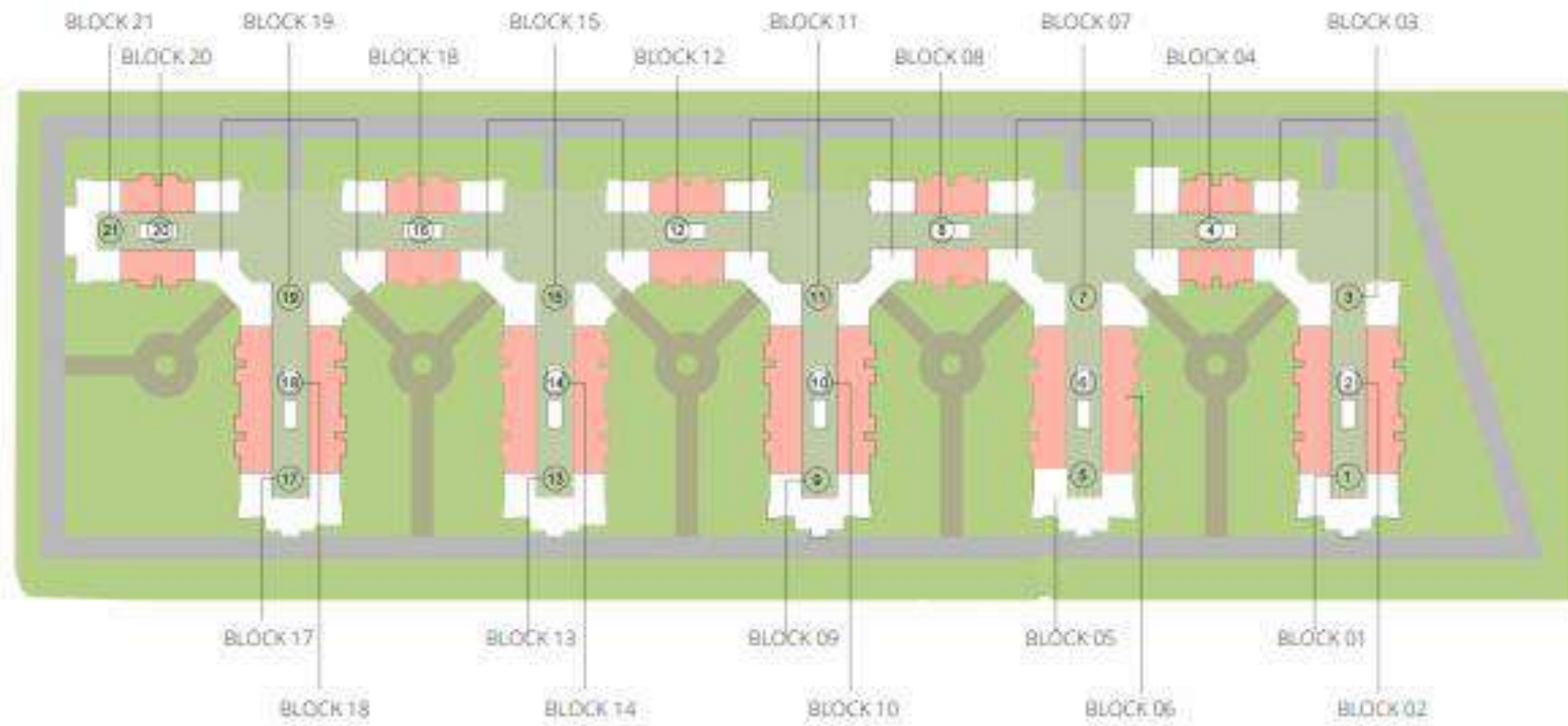
- Beach & Watersports
 - Pool & Waterpark
- Restaurants & Entertainment
 - Gym
 - Spa
 - Games Room
 - Playground
 - Sports Center
 - Resort Bikes
- Indoor Heated Pool
- Beachfront fire-pit
- Beachfront mini-amphitheater







Site Plan



Construction Update, Satellite Image



Architectural drawings



Investment Deal

LIOS discount of 18,500USD

Smart 1 bedroom flat with panoramic views for **\$90,000!** (reduced from 108,500USD)

Payment Plan:

\$2,000 non-refundable reservation fee

30% (\$25,000) of the sale price due in 30 days
from reservation

70% remaining payable in **36-months** interest-free
payment plan, with \$1,750 installments per month



Large panoramic terrace apartments

Gorgeous sea views from every single flat!

**526 sqft interior area plus 204.5 sqft
balcony!!**

Date of completion is 18 or 24 months
depending on the unit chosen

Ground floor units

Popular with holiday rentals with large
terrace and panoramic views





Projected ROI for smart-1 Bedroom Flat

			Date due
Purchase Price	\$	90,000.00	Please see payment plan
Stamp Duty/ Contract Registration (0.5%)	\$	450.00	30 days from reservation
VAT 5%	\$	4,500.00	Key handover
Title deed transfer 1% (can be 3% next year)	\$	900.00	(Optional) This is not a necessary payment, it can be passed onto the future owner
Utility Conection	\$	2,100.00	(Payable in GBP) Key handover
Legal Fees	\$	2,100.00	(Payable in GBP) 10 days from reservation
Maintenance Deposit	\$	537.60	(Payable in GBP) Key Handover
Furniture Pack Ready for Rental	\$	8,400.00	(Payable in GBP) Key handover/ free for penthouse unit
Net Cash Investment	\$	108,987.60	
Nightly Price	\$	133	(Earned in GBP)
Occupancy Factor		30%	
Occupancy in days		110	
Gross Yearly Income	\$	14,564	
Rental Management Fees 20% of revenues	\$	2,912.70	(Cleaning included)
Income tax 10% of revenues	\$	1,456	
Property Management	\$	252	
Utilities and Repair	\$	400.00	
Home ownership tax 3tl/sq m	\$	16.80	
Annual maintenance of the Resort	\$	858.00	(Payable in GBP) Key handover (WIFI, water and insurance included)
Net yearly rental expenses	\$	5,895.85	
Return on Investment			
Net income	\$	8,667.65	
Gross Return on Investment		10%	
Net return on investment		8%	

The 2 Bedroom Penthouse with a Private Roof-top Terrace!

Price \$195,000 (BEST VALUE / SQM)

753 sqft interior area plus 1076 sqft
open balcony and roof-top terrace

Date of completion is 18 or 24 months
depending on the unit chosen

4TH floor (penthouse)

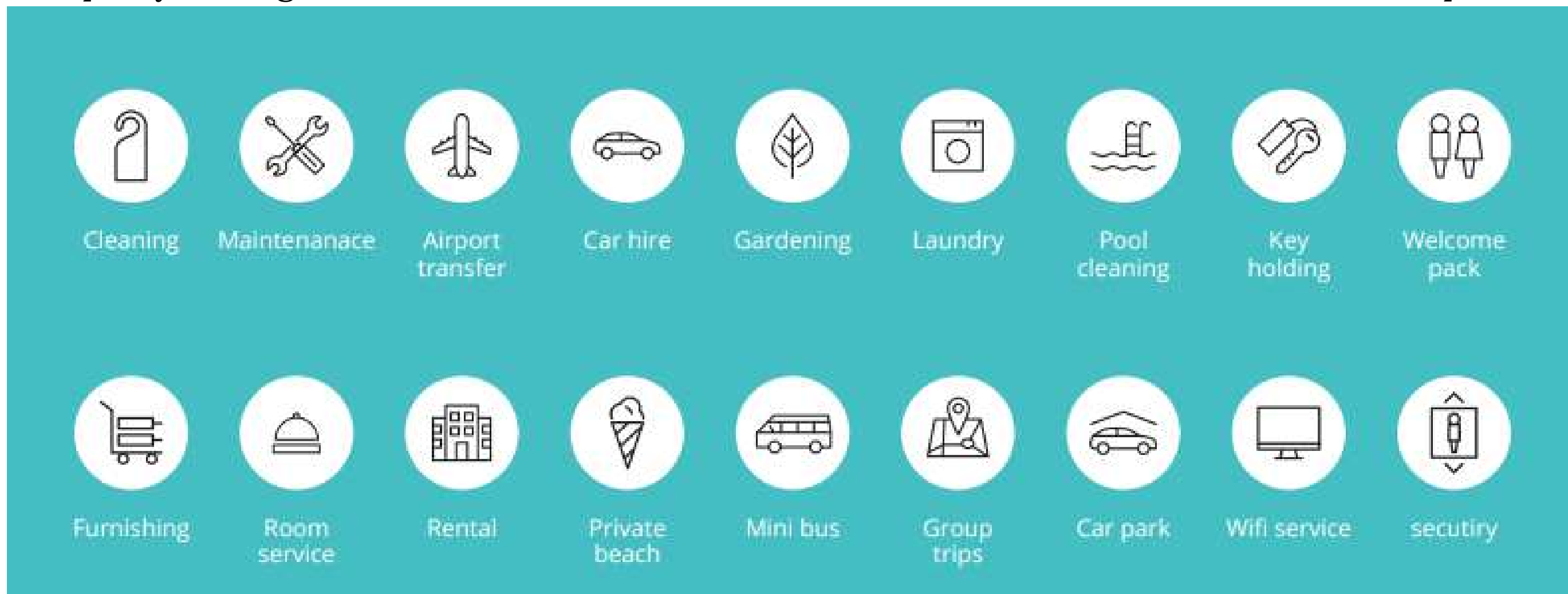




Hands-off Investment

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





Avertiss Estate Agency is the only North Cyprus associate partner of Live and Invest Overseas

Avertiss is a local business with a strong market grip and is not a franchise

Operates on all of Cyprus with developers of proven backgrounds, performing thorough due diligence hands-on

The Founder and the Broker Dengiz Kürşat is educated in the United States and has 18 years of experienced in foreign property investors

Avertiss has a portfolio of over 500 quality living spaces

We proudly provide leading guidance on investment opportunities that yields best returns in multiple markets, locations and types of properties ranging from construction lands to rental studios to family villas

We are committed to taking care of your investment in the long-run

Feel free to contact us for your questions:



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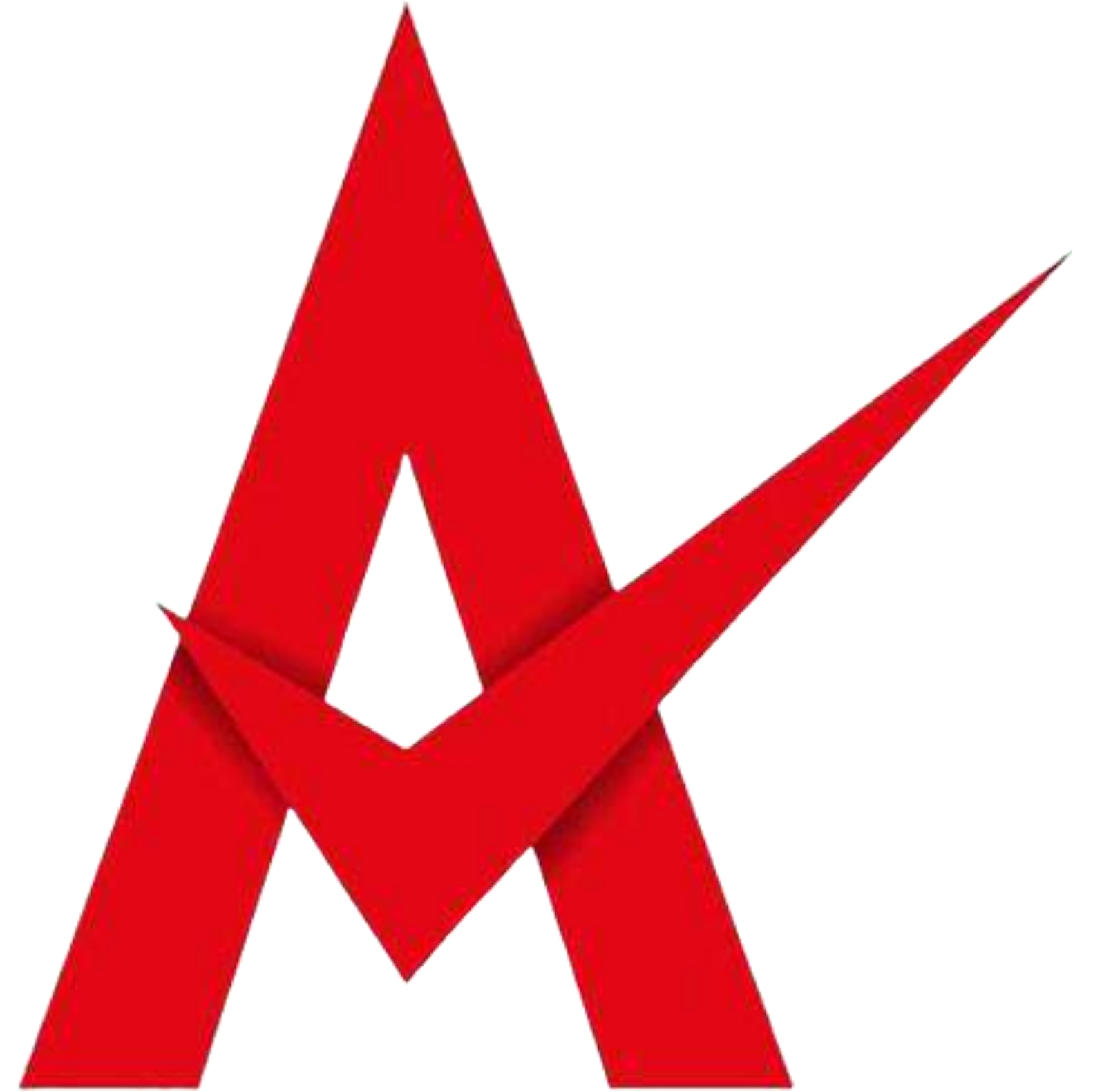
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For more information on obtaining residency, buying procedures and FAQs you can download our guide from the attachments.

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

