

AQUALINA

RESIDENCE







Hidden Gem of the Mediterranean

Attracting international investors & visitors from all over the world, North Cyprus has been recognised as the most cost-effective option offering the Mediterranean's most unspoilt sandy coasts and scenic mountains in a 9-month summer climate for a fraction of the price available elsewhere.

North Cyprus is a part of the 3rd largest island in the Mediterranean but remains as the only unspoilt beauty offering miles of sandy beaches, green mountains and thriving coastal towns.

North Cyprus consists of 4 main districts, Kyrenia, Nicosia, Famagusta & Guzelyurt. With a permanent population of circa 1 million, annual visitors increase the population to more than 2.5 million for over 9 months of the year.

Whilst the island is home to over 28 international universities attracting over 120'000 students annually from 80 different countries, tourism remains the largest industry by far.

With a GDP of over \$1.8 Billion dollars, the island hosts over 1.5 million tourists a year from countries across the globe including the UK, Germany, Nordic Countries, Russia and Middle East.

Visitor numbers have increased by over 120% in the last 10 years as North Cyprus becomes an increasingly cost-effective alternative tourism destination to the Eurozone, costing holiday makers circa 40% for a much richer experience.

With over 300 days of a sunshine, 20 sandy beaches including the UNESCO protected Alagadi Turtle beach and 52 5-star hotels, North Cyprus offers the Mediterranean's widest variety at a fraction of the price.

Whether tourists would like to explore the natural beauty of the sandy coastline, engage in activities of the scenic mountains or enjoy the extravagancy of the area's most exclusive casino hotels, North Cyprus accommodates all.

North Cyprus coastal property has seen a surge in demand over the last 3 years in particular as an increasing number of international buyers start to discover and recognise the availability of such high end, exclusive accommodation located on the Mediterranean's most unspoilt coast lines.

In comparison to the traditional markets of Spain, Italy and Portugal, North Cyprus offers unique high end, sea front properties for up to 40% less of the price.



Karsiyaka

The emergence of a new high class Riviera

A unique coastal location at a fraction of the price

The property market of North Cyprus has seen vast investment over the last 10 years and this region is currently experiencing its highest growth to date.

Increased demand from international buyers, the availability of interest free developer loans and the emergence of high-end resort residences have fuelled the price growth of the North Cyprus property market over recent years.

Property prices have recorded a consecutive growth of over 14% per annum over the last 10 years. Whilst an average new build property could be purchased for as low as £800 per square metre in 2019, like for like prices have increased to more than £2,200 per square metre on average & even as high as £6,500 in exclusive locations.

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A typical 2-bedroom apartment offering undisrupted views, within 300 metres of the sandy coastline is within the range of £200,000 - £250,000 in comparison to the £280,000 - £350,000 payable on the coasts of Continental Europe etc.

Redefining luxury coastal lifestyles with high-end Resort Residences

The typical inventory available in North Cyprus has been very similar to the likes of Spain with 3 to 4 bed typical villas and low-rise apartment blocks of a holiday home standard.

However, with the emergence of vast infrastructure investments and the re-zoning of several coastal districts, this has changed vastly since 2018.

Within just a 25 mins drive to Central Kyrenia, Karsiyaka is West Kyrenia's most attractive coastal town boasting over 10km of sandy beaches, the island's most exclusive 5 star hotels, beach clubs, the islands longest coastal walk way, large supermarket chains, private hospitals and more.

The region is also subject to major infrastructure and tourism investment plans including the local mayors plans for one of the islands largest yacht marinas and dual carriageway roads.

The region is now home to an increasing number of the Mediterranean's most exclusive, modern resort residence type properties. The typical new project consists of between 2-4 floors including a range of on-site facilities from private terrace Jacuzzis, indoor & outdoor communal swimming pools, restaurants and state of the art Gyms & Wellness Spa's.









AQUALINA

R E S I D E N C E

Located in the west coast of Kyrenia, Karsiyaka, Aqualina Residence is set across 22 donums of tranquil mountain side land with just 400 metres proximity an unspoilt sandy coastline. Ranging 104 Luxury 1&2 Bedroom Apartments with unobstructed sea views of which an exclusive collection boasts private pools and hot tubs, the properties are set across 3000 square metres of landscaped gardens, private beach club access just 3 minutes away, 3 large communal pools, al a carte restaurant, tennis court, state of the art spa & gym and much more.

Aqualina allows for an all-inclusive resort residence lifestyle on an unspoilt sandy coast whilst just 25 minutes away from central Kyrenia, and less than a 10-minute drive away from 5-star hotels and restaurants of Alsancak, Lapta Coastal walkway, Camelot & Escape Beach Clubs, schools and private hospitals as well as the area's largest supermarkets.

Private
Beach Club

8% NET
Rental Yields

Only 35%
Deposit Required with
Instalment Plan

A la Carte
Restaurant

Spa, Wellness
and Health
Centre

Tennis Court





Location

AQUALINA







An End to End, Hassle Free, Full Lettings and Property Management Service

From practical completion, the keys will be handed over to our local partnering reputable agents who will commence the services below in an all-inclusive service.

Property owners can use their property at any time of the year for as long as they desire with a 30-day notice to the management company. The property will be prepared in accordance with the owner's instructions whilst you enjoy all the resort residences facilities at no extra charge upon your stay.

The service is extended to the day-to-day managing of their assets, finding and retaining tenants, collecting rent, and overseeing maintenance and compliance. Responsibilities might vary depending on the type of property being managed.

Services included but not limited to:

Profile, Marketing, and Listing

The showcasing of the property to stand out on over 15 industry-leading portals, create quality listings including professional photos & 3D tours.

Interior Design

An extended service to increase the revenue you earn from your rental and make sure your guests have a memorable vacation experience by expertly curating the look and feel of your property.

Check In Service

The preparation of each apartment for the most welcoming check-in of all guests upon arrival.

Key Holding

7/24 easy check-in, easy checkout! Management hold the keys of your property in a secure environment and on request hand them over to your guests or tenants.

5-Star Housekeeping

Management provides professional cleaning and laundry services - the highest quality cleaning and services such as bed linen change, etc.

Property Maintenance

Full maintenance 24 hour responsive maintenance team on standby for any call outs and periodic maintenance tasks.

24/7 Concierge & Customer Support Lines

24/7 customer support to provide you and your guest's complete peace of mind and comfort.

Price Optimization

Ensuring your property is always priced for optimal occupancy, season on the season by daily monitoring of the rental market to maximize earnings.

Online Performance Reporting

Interactive online monitoring & reporting of how the property is performing, income and expenditures.



Property Specifications

- Grade 1 Ceramics throughout
- 10mm Engineered Laminate Wooden Flooring (optional)
- Insulated Double Glazed Aluminium Windows
- High Gloss Soft Touch Kitchens
- Italian Stone Kitchen Work Tops
- VRF Central Air Conditioning Systems
- Italian Stone Wash Basin worktops
- IP Intercom Systems
- Back Up Generator for all apartments and communal areas



Financials

One Bedroom Apartment



***The rental assurance is offered as an option and contractually assured for the first 3 years. The assured yield is paid net of service charge, utilities, facilities charges, ground rent and management fees on the purchase price before furniture pack. A furniture pack must be purchased as a condition of the rental assurance and the recommended management company appointed.
 *** Capital growth assuming 5% average projected growth pa (Zoopla 5 year annual rolling average) - Capital Growth figures are projections and subject to market fluctuations. Property Prices can down as well as up.
 **** Before fees and taxes and furniture pack cost.
 ^Valuation Comparables Report

Purchase Price

£152,000

Total Square Meterage	80
Price per square metre	£1,900
Price per square metre based on comparables^	£2,000
Projected Market Value based on comparables^	£185,000
Discount to market comparables	22%

Reservation Deposit	£2,000
35% deposit on exchange of contracts (minus reservation deposit)	£51,200
65% payable across 24 months construction period (Quarterly)	£98,800

Gross Rent Monthly	£1,643
Gross Rent Annually	£19,710
Utility Fees	£100
Maintenance Fee	£100
Full Management Fee (25%)	£411
Net income Monthly	£1,032

Net Income Annually**	£12,383
Net Yield**	8%

3 Year Growth Scenario

Purchase Price	£152,000
8% Net Annual Income**	£12,383
Capital Appreciation Throughout Construction	£48,000
Net rental income over first 3 years from completion	£37,148
Potential capital appreciation in year 3***	£114,200
Total profit over 3 Years if sold****	£151,348

Return on Investment over 3 years	99.57%
Annualised net ROI	33.19%

Projected Capital Growth Over 3 Year Period

Year	Value
On completion - as per RICS Market Value	£200,000
End of year 1	£220,000
End of year 2	£242,000
End of year 3	£266,200

*Financials are for illustrative purposes only and do not constitute an offer or contract.

Financials

Two Bedroom Apartment



**The rental assurance is offered as an option and contractually assured for the first 3 years. The assured yield is paid net of service charge, utilities, facilities charges, ground rent and management fees on the purchase price before furniture pack. A furniture pack must be purchased as a condition of the rental assurance and the recommended management company appointed.
 *** Capital growth assuming 5% average projected growth pa (Zoopla 5 year annual rolling average) - Capital Growth figures are projections and subject to market fluctuations. Property Prices can down as well as up.
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 ^Valuation Comparables Report

Purchase Price £238,000

Total Square Meterage	135
Price per square metre	£1,763
Price per square metre based on comparables^	£2,000
Projected Market Value based on comparables^	£280,000
Discount to market comparables	18%

Reservation Deposit	£2,000
35% deposit on exchange of contracts (minus reservation deposit)	£81,300
65% payable across 24 months construction period (Quarterly)	£154,700

Gross Rent Monthly	£2,281
Gross Rent Annually	£27,372
Utility Fees	£100
Maintenance Fee	£120
Full Management Fee (25%)	£570
Net income Monthly	£1,491

Net Income Annually**	£17,892
Net Yield**	8%

3 Year Growth Scenario

Purchase Price	£238,000
8% Net Annual Income**	£17,892
Capital Appreciation Throughout Construction	£82,000
Net rental income over first 3 years from completion	£53,676
Potential capital appreciation in year 3***	£187,920
Total profit over 3 Years if sold****	£241,596

Return on Investment over 3 years	101.51%
Annualised net ROI	33.84%

Projected Capital Growth Over 3 Year Period

Year	Value
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On completion - as per RICS Market Value	£320,000
End of year 1	£352,000
End of year 2	£387,200
End of year 3	£425,920

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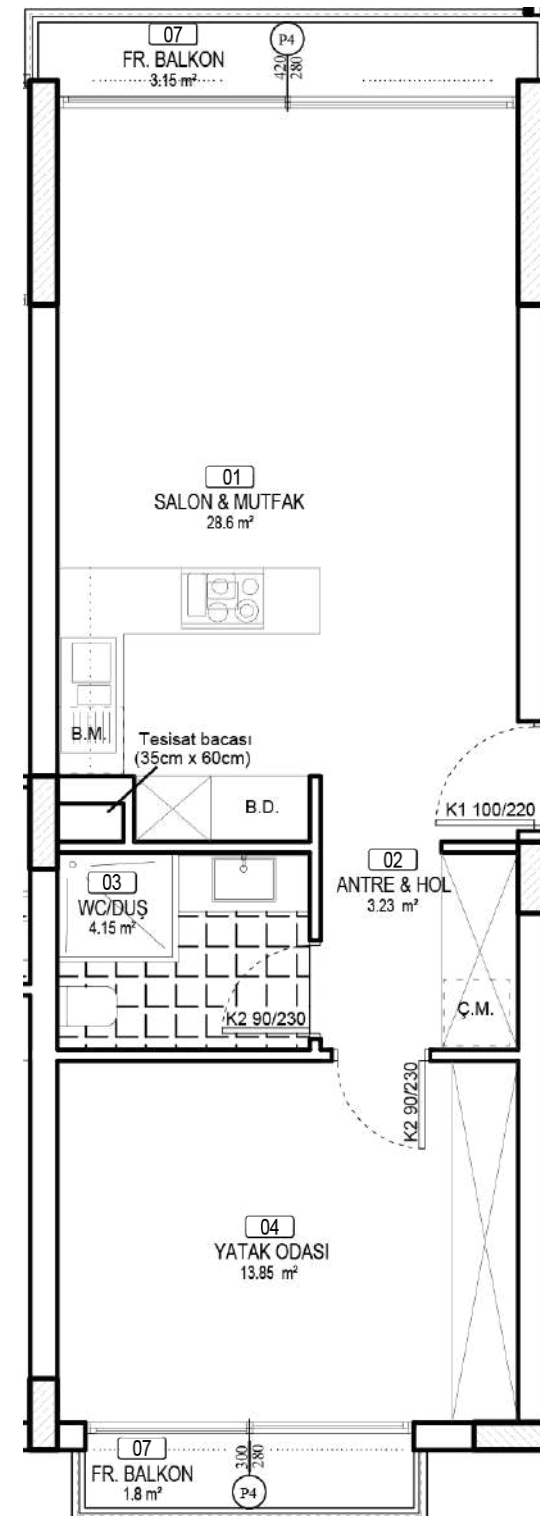


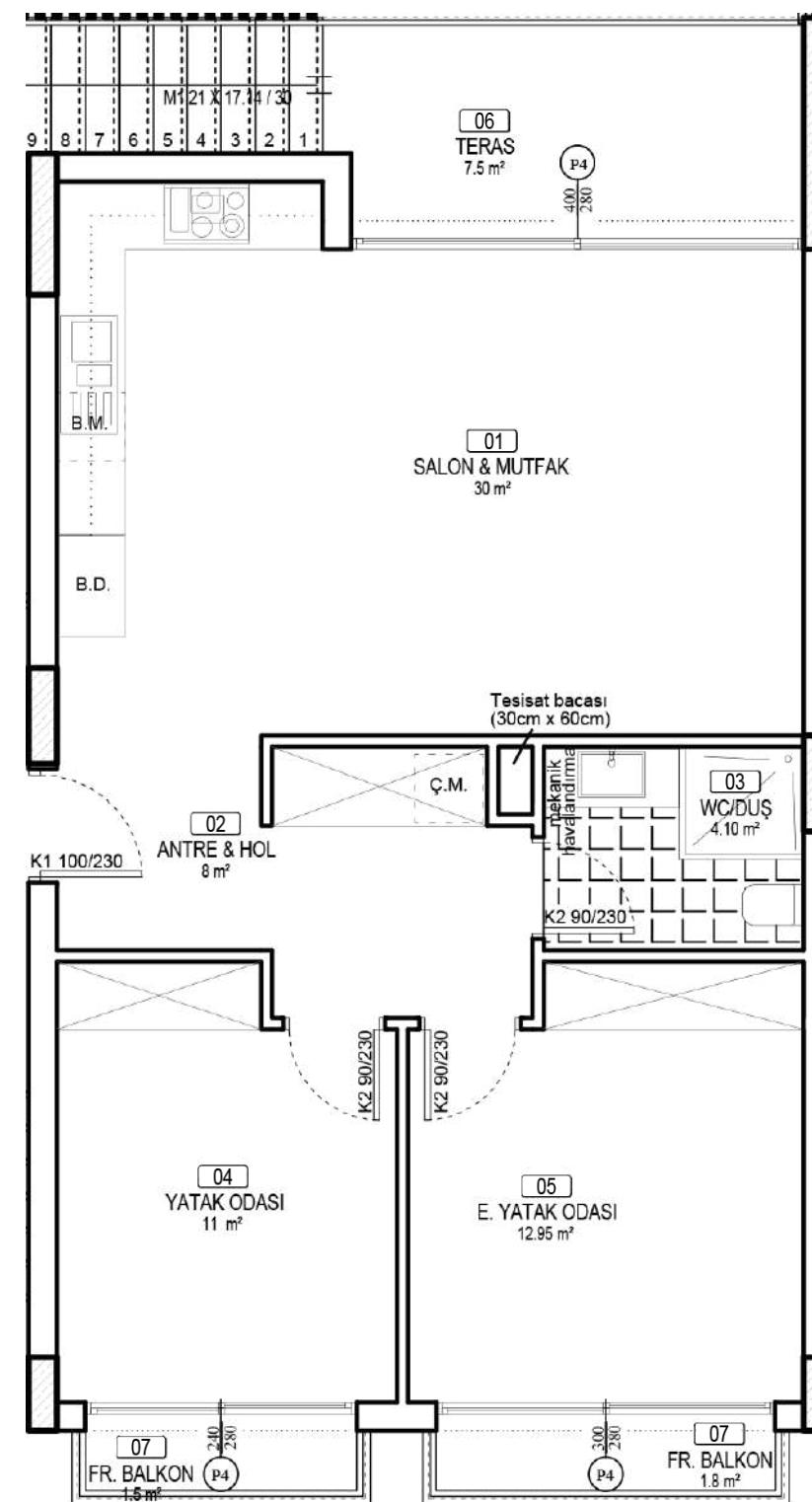


Floorplan

One Bedroom Apartment

Area: 80m²





Floorplan

Two Bedroom Apartment

Area: 135m²







An international
developer with local
expertise

Parliament Street

Completed 2019

Location: Liverpool - UK
Total Units: 56
Project Type: Residential



Bevois Residence

Completed 2020

Location: Southampton - UK
Total Units: 24
Project Type: Residential



The Avenue

Completed 2023

Location: Edremit, Kyrenia - Cyprus
Total Units: 5
Project Type: Residential





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R E S I D E N C E



* Resort layout, specifications and facilities are subject to change.

* Any computer generated images in this brochure are correct at the time of print and are for illustrative purposes only.