



Daily Newspaper in North Cyprus



TV & Radio broadcasting throughout North Cyprus and the World



Property Development and Holidays Rentals & Management

The Safa Group is a privately owned multinational conglomerate with offices in the UK, Turkey and North Cyprus, and global interests within the property, media and facilities sectors.

You are buying from a company with a 30 year track record that has delivered over 4,000 units in London, Turkey & North Cyprus worth over £750m.

The Safa Group has strength and influence.



Sunrise Beach Club - 121



Edremit Heights - 10



**Over 20
Completed
Developments
in North
Cyprus**

Seaview Resort - 160



Riverside Resort - 75



Orchard Court - 55



Hilltop Village - 162



Spring Villas - 20



Esentepe - 80



Fountain Villas - 16



Med Court - 20



Seaview Villas - 6





SUNRISE BEACH

FAMAGUSTA BAY

BOĞAZ HARBOUR

SAFAKÖY

Safakoy



Public Beach

Iskele

Famagusta

Ercan Airport

Larnaca Larnaca International Airport

LOCATION OF THE DEVELOPMENT

3 minutes – Bogaz Harbour (restaurants and bars)

3 minutes - Public Beach

10 minutes – Iskele Town

25 Minutes – Famgusta City

45 Minutes – Ercan Airport

60 minutes – Larnaca Airport

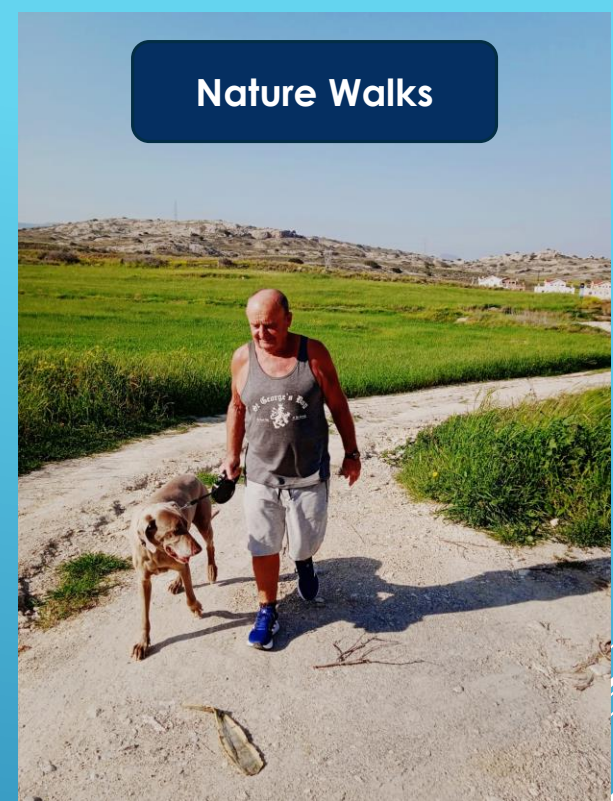
Public Beach with Golden Sands



**Bogaz fisherman's Harbour
Cafes – Restaurants – Recreational – Boat Trips**



Nature Walks



Water Sports & Diving



Natural Fauna & Flora



Local Nightlife at SafaKoy



For a new beginning...
SAFAKÖY



**Hotel
Concept
Residence**

Skyline
Hotel-Casino-Residence



D

SHUTTLE SERVICE TO BEACH

Located in less than 750 mt. from beach (Sunrise Beach Resort)
Frequent shuttle service from Safaköy to Sunset Beach Resort



C



A



Seaview Towers
Hotel Concept Residence

Seaview Towers consist of 4 Towers from 12 to 16 floors
(total 350 units)

C



Skyline
Hotel - Casino - Residence

Skyline is built over 17 floors with 70,000 m2 under cover.
Skyline project when completed will consist of 250 hotel room,
600 residential suits, on 16-17 floors 25 duplex apartments of 250m2
with dual aspect, on the 17 floor 4 penthouses.

A

B



B



Adventure World
Leisure & Water Park

Built on 65 donum (90,000 m2)
It will be the largest leisure and water park
in North Cyprus once completed.

THE PERFECT INVESTMENT OPPORTUNITY

Safaköy is one of the largest residential, hotel and leisure park development iskele, TRNC:
İskele/Kalecik has been ranked by Forbes magazine as #1 for the best purchases in the world.
According to **EC Harris** Report (International Asset Consultancy) Safaköy region is Granular Soil
which means mixture of gravel, sand or silt with little or no clay content and load bearing capacity
is above 20 ton / m2.



Safa Group
owned land at Safaköy



SEA VIEW TOWERS

FOR A NEW BEGINNING
LIVING AND INVESTING

SAFAKÖY

Phase 1 – **SOLD** Seaview
Resort with over 350 units
completed.

Phase 2 – Seaview Towers

Skyline

Hotel-Casino-Residence



Leisure & Water Park



SUNRISE BEACH
RESORT

Skyline

SEA VIEW
TOWERS

ADVENTURE
WORLD
Leisure & Water Park

EC HARRIS Report (International Asset Consultancy)

EARTHQUAKE RESISTANT

Ground load bearing capacity is above 20ton/m2



ADVENTURE WORLD

Leisure & Water Park



LARGEST IN
CYPRUS

90,000 SqM Leisure

Aqua Park

Go karting

Luna Park

Indoor Leisure, Spa
Swimming Pool,
Yoga, Animation

Artificial lake

Mini Golf

Basketball,
Volleyball, Football,
Playgrounds, Tennis
Courts

Walking and
Cycling Paths

Restaurant and
Café Bars

Landscaped Green
Areas

**HOTEL
CONCEPT
RESIDENCE**

**4
TOWERS**

**350
FLATS**

**TOWER 1
16 FLOORS
96 FLATS**

**TOWER 1
COMPLETION
END OF 2025**



SEA VIEW
TOWERS

An aerial view of a modern, curved high-rise building with a large outdoor pool and lounge area. The pool is circular with a central island of palm trees and a wooden deck. The lounge area is paved and features several white umbrellas, tables, and chairs. The building has a glass facade and a curved design. The overall scene is bright and sunny, suggesting a tropical or coastal location.

**EARN EXCEPTIONAL RENTAL INCOME
WITH OUR HOTEL RENTAL CONCEPT**

Rental Income Potential Hotel Residence Concept

Once you have purchased the apartment, and you take a furniture package, we will rent the apartment for you at hotel rates!

NO competition from developer

Unlike other developers we will NOT be opening a hotel within SeaviewTowers to compete for rentals with you. We will take back owners apartments for rental if they have bought for investment.

Who will visit AdventureWorld and rent at SeaviewTowers ?

This will be the largest leisure park in Cyprus. Holidaymakers and Cypriots will book weekend and extended vacations at SeaviewTowers Residence to visit AdventureWorld.

4 Important Features of our Project

1

EXCLUSIVE LOCATION/SAFAKÖY

55 Metres above sea level on a Hill –
No Flood Risk and Not built on a river bed.
Magnificent Direct Sea views from all units.
Sout Facing apartments with all day sunlight
Superb air quality

2

BUY FROM THE DEVELOPER BUILT BY SPECIALISTS

Instead of building ourselves we employ use specialist contractors form each field (electrical, structural, mechanical) ensuring the highest quality. We then supervise, quality control, project manage the build.

3

HIGH QUALITY END PRODUCT

Durable Structures
Granular Soil/Load Bearing Capacity
20t m2 – Earthquake Resistant
Reinforced Concrete & Steel Structure.
C30/37 Concrete and S420 High strength steel.
Complete Damp Proofing.
EC Harris Consultancy Survey and Report.

4

CERTIFICATION AND REPORTING

Transparent and accountable Project Life Cycle
Full test carried out (e.g. reinforced steel and concrete).
Full access to all test reports from specialists.
5 year structural guarantee for all units.
GUARANTEED Earthquake Insurance



Communal Services, Features & Fees

Apartment Features

- . Garbage chute
- . Fitted kitchen & bathroom
- . Fitted wardrobes
- . Wet room & walk in robes
- . Phone to concierge
- . Aluminium doors & windows
- . Solid wood entrance door
- . Porcelain ceramic floors
- . Natural marble stairs
- . Tempered glass railings
- . High Gloss melamin cabinet
- . High quality bathroom fittings

Communal Services Include

- . Swimming Pool maintenance
- . Gardening Maintenance
- . Site maintenance
- . Central internet WiFi to all units
- . Central satellite system
- . Stand by generator
- . CCTV Security Camera system
- . Shuttle service to the beach
- . Free access to Adventure World
- . Free gym & leisure facility access

Structural Guarantee

5 Year
Structural
Guarantee on
all 4 Towers

Annual Communal Charges

Studio £750
1+1 £995
2+1 £1,200
3+1 £1,500





SEA VIEW TOWERS

COMPLETION **END OF 2025**
3 YEARS **NO INTEREST** PAYMENT PLAN

If we do not finish end of 2025 we
pay you **1% @ month penalty interest.**

Option for buyer to sell on at a profit
before it is finished

Most developers will make you
complete before you can sell but WE
let you sell on once you pay 50% !

Buyer pays only £2,000 to cover
administration and legal fees

PAYMENT PLAN

3,000 GBP RESERVATION FEE

35 % OF THE CONTRACT VALUE
TO BE PAID WITHIN 4 WEEKS

65 % OF THE CONTRACT VALUE
TO BE PAID IN 36 **INTEREST FREE EQUAL**
MONTHLY INSTALLMENTS

BUYER CAN RE-SALE AFTER
PAYMENT OF 50% OF CONTRACT PRICE
(FLIP CONTRACT OVER before completion)



SEA VIEW

TOWERS
HOTEL RESIDENCE CONCEPT

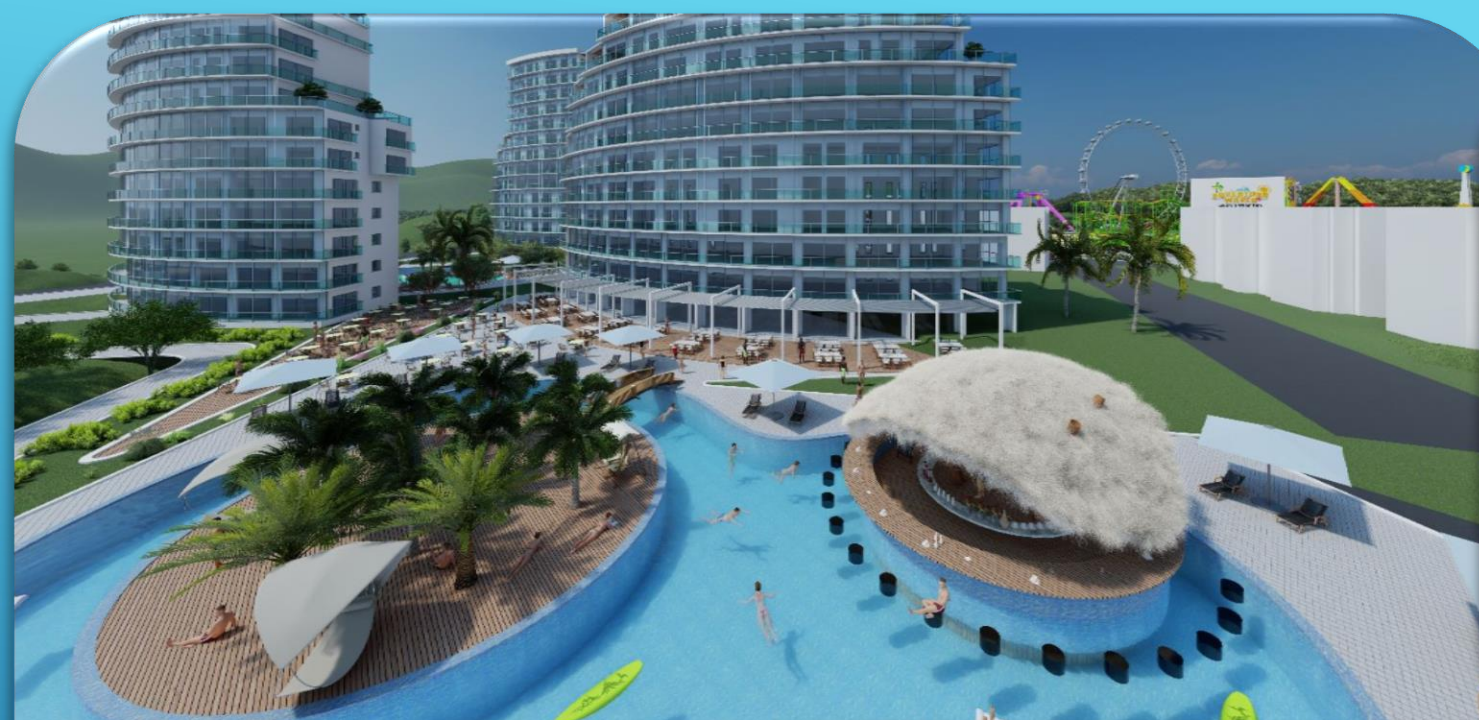


RECEPTION
CONCIERGE



ROOF BAR





Outdoor Pool & Bar



Turkish Bath



Gym



Indoor Swimming Pool



Spa & Steam Rooms

Floors 2,3,4 (12 units per floors)

LAUNCHED FLOOR

Floor 2: 13 to 24

Floor 3: 25 to 36

Floor 4: 37 to 48



Type A1 Studio 10 units
Type A2 Studio 2 units (corner)

Floor 7 (7 units)

70,71,72,73,74,75,76

LAUNCHED FLOOR



Type A1 Studio 1 unit
Type A2 Studio 1 unit
Type B1 1+1 4 units
Type D2 3+1 1 unit

Floor 8 (5 units)

77,78,79,80,81

LAUNCHED
FLOOR



Type A1 Studio **1 unit**
Type B1 1+1 **2 units**
Type C2 2+1 with terrace **1 unit**
Type D2 3+1 with terrace **1 unit**

Floor 11 (3 units)

88, 89, 90

LAUNCHED FLOOR



Type C1 2+1 **2 units**
Type D1 3+1 **1 unit**



SEA VIEW TOWERS

SEAVIEW TOWER 1
Total 96 Units

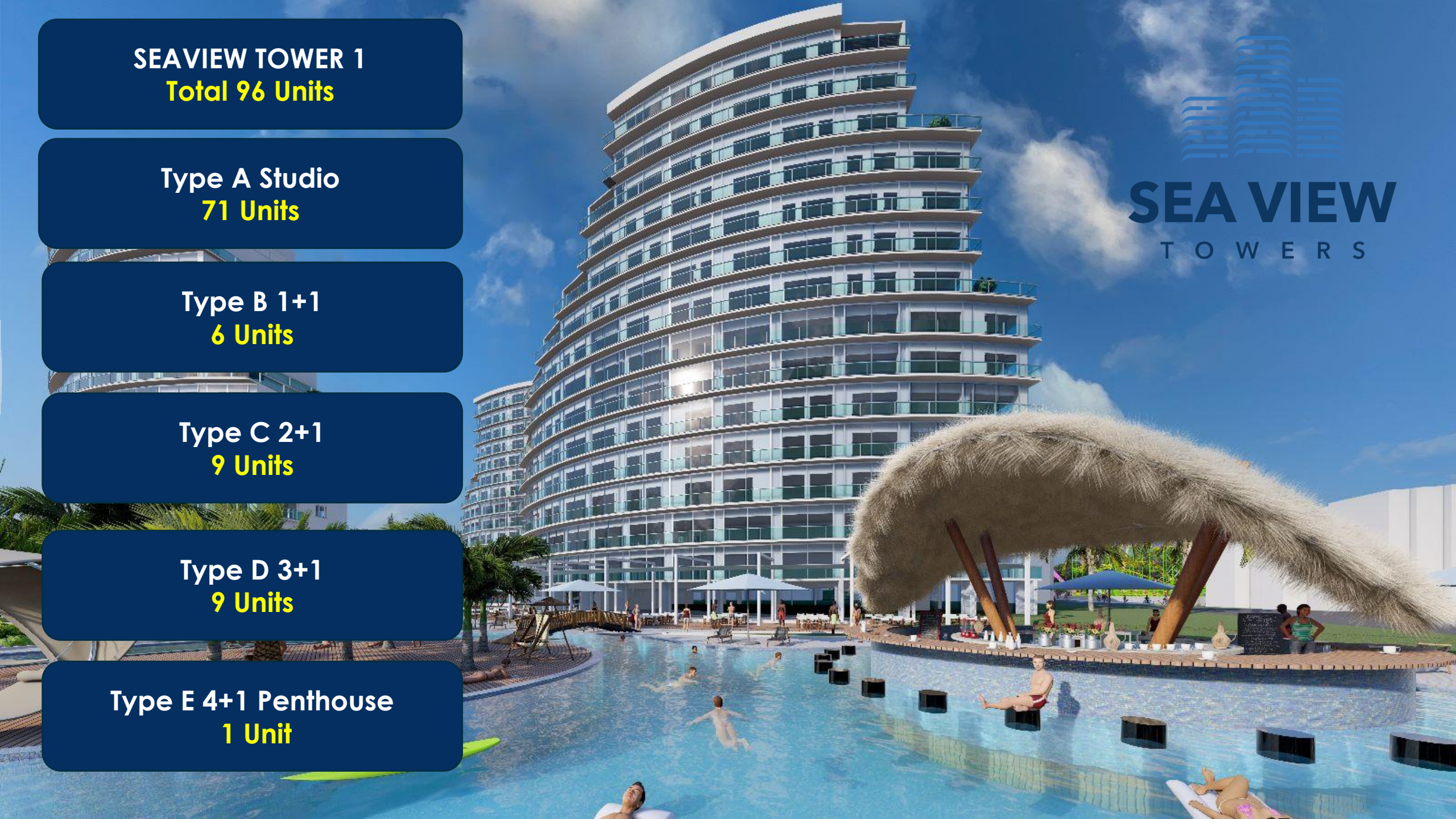
Type A Studio
71 Units

Type B 1+1
6 Units

Type C 2+1
9 Units

Type D 3+1
9 Units

Type E 4+1 Penthouse
1 Unit



TYPE A STUDIO FLOOR PLANS



A1 Studio
Closed Area: 48 M2
Balcony: 6.5 M2



A2 Studio
Closed Area: 55 M2
Balcony: 6.2 M2
Plus French Balcony

TYPE B 1+1 FLOOR PLANS



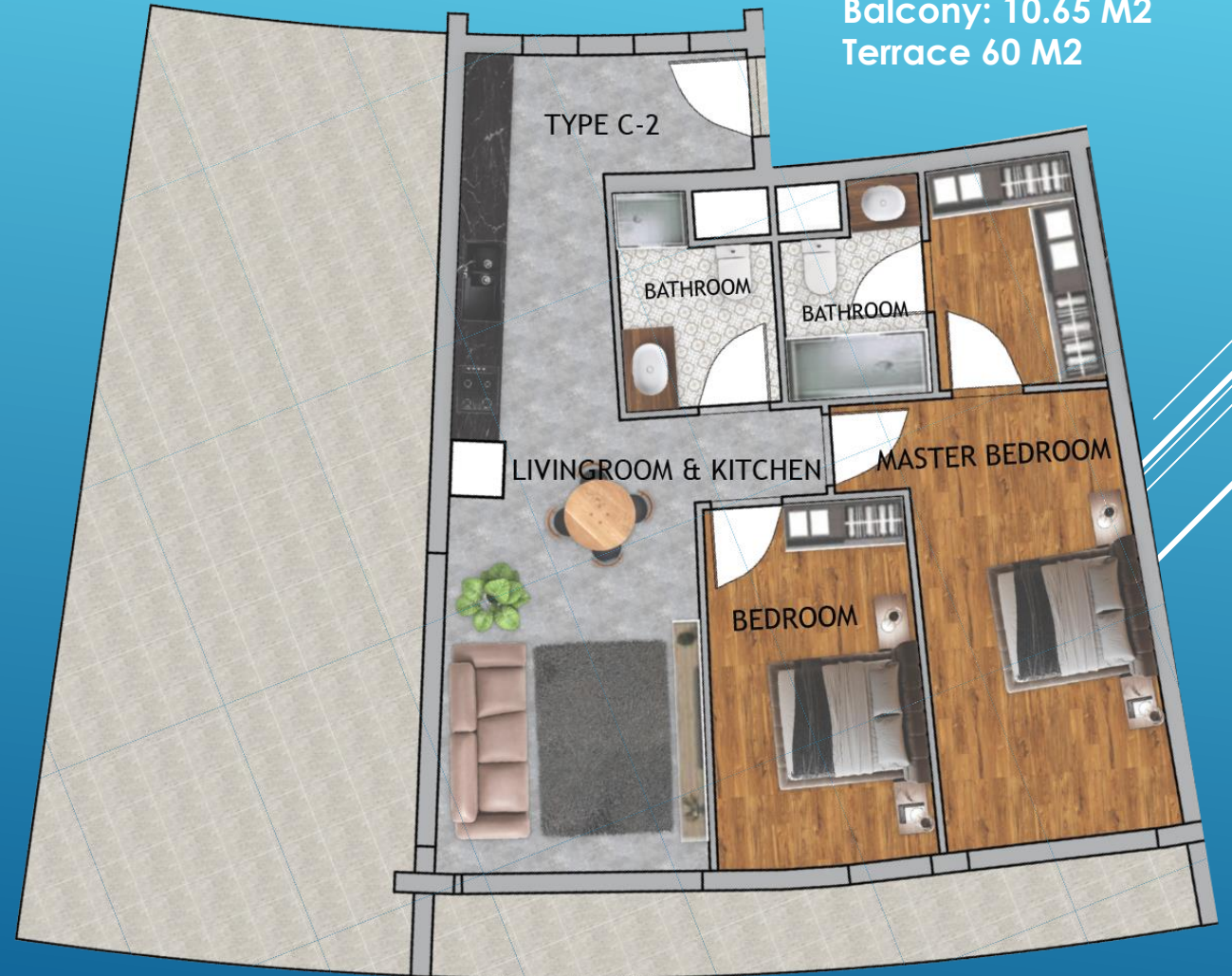
B1 1+1
Closed Area: 75 M2
Balcony: 6.5 M2

TYPE C 2+1 FLOOR PLANS

C1 2+1
Closed Area: 100 M2
Balcony: 9.86 M2
Plus French Balcony



C2 2+1
Closed Area: 108 M2
Balcony: 10.65 M2
Terrace 60 M2



D1 3+1
Closed Area: 160 M2
Balcony: 15.6 M2
Plus French Balcony



TYPE D 3+1 FLOOR PLANS

D2 3+1
Closed Area: 160 M2
Balcony: 15 M2
Terrace 52 M2



HIGHLIGHTS

- 1 1% @ month Penalty if we do not complete on time
- 2 Guaranteed Earthquake Insurance
- 3 5 Year Structural Guarantee
- 4 You are free to sell the contract on once you pay 50%
- 5 EC Harriss report 'Earthquake Resistant'
- 6 Adventure World 90,000 SqM largest in Cyprus

 **SUNRISE BEACH**
RESORT

 **SEA VIEW**
TOWERS

EC HARRIS Report (International Asset Consultancy)

EARTHQUAKE RESISTANT

Ground load bearing capacity is above 20ton/m²

 **Safa**
GROUP