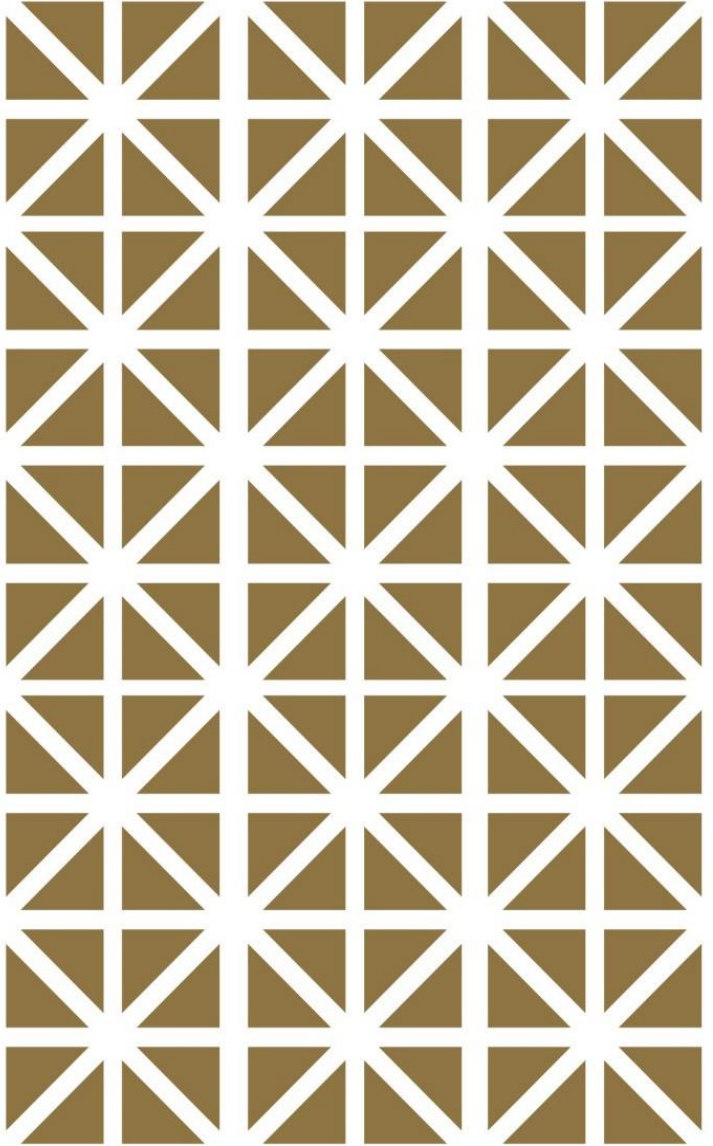


ORCHARD  
*by*  
Isatis Construction Group



# LOCATION



ORCHARD by ISATIS is located in Yeniboğaziçi where history started in the island while the golden sands of Mediterranean Sea gives the unique opportunity for water sports and sunbathing.

- ❖ 1 km drive to the Beach
- ❖ 8 km drive to Famagusta, the city centre
- ❖ 6 km drive to hospital
- ❖ 6 km drive to Eastern Mediterranean University
- ❖ 2 km drive to Near East English school and college
- ❖ 4 km drive to Salmis ruins
- ❖ 40 km drive to Ercan airport

# YENİBOĞAZIÇI FACILITIES



- ❖ Restaurants and bars
- ❖ Supermarkets and bakeries
- ❖ Near East College and Kindergarten
- ❖ Five-star Salmis Bay Hotel
- ❖ Sandy, well-equipped beaches
- ❖ Pharmacy
- ❖ Beauty salon
- ❖ Post Office
- ❖ Petrol station and car Repair
- ❖ Football field
- ❖ Bank branch and ATM
- ❖ Yeniboğaziçi Municipality
- ❖ Ruins of the ancient city of Salamis
- ❖ Saint Barnabas Monastery

## Near East College, Yeniboğaziçi Campus

- ❖ Great attention to qualified language education
- ❖ “Bilingual” education is carried out in cooperation with Cambridge University Press
- ❖ The International Lower Secondary (ILS) computer examination curriculum and math's and science curriculum of Pearson-Edexcel exam centers which are among the most prestigious exam centers conducting IGCSE and A-Level exams
- ❖ Gyms, art workshops, music classes, dance halls and more.



# EASTERN MEDITERRANEAN UNIVERSITY

- ❖ Having been providing higher education in TRNC since 1979 with all programs accredited by the Turkish Higher Education Council (YÖK), Eastern Mediterranean University is the only state university in TRNC.
- ❖ EMU has been offering quality education through 108 undergraduate and school programs and 96 postgraduate and doctoral degree programs provided by 12 faculties, 4 schools and Foreign Languages and English Preparatory School.
- ❖ EMU has sports, social and cultural venues, international accreditation and its graduates receive a diploma recognized worldwide.



Eastern  
Mediterranean  
University  
*"For Your International Career"*



# OVERVIEW

- ❖ Yeniboğaziçi, North Cyprus
- ❖ The entire project covers more than 50,000 m<sup>2</sup>
- ❖ Orchard is a modern residential complex developed and designed by Isatis Construction which offers variety of villas and apartments.
- ❖ ORCHARD pairs modern architecture with innovative landscaping to create a refreshing lifestyle surrounded by gardens. Each terrace can be a canvas for horticulture, a space for reading or a setting for alfresco evenings with friends.
- ❖ Located 1.0 km away from the spectacular beaches, which is a amazing place to live a peaceful life or just to enjoy a holiday.



# ISATIS ORCHARD



# PLAN OF RESIDENTIAL COMPLEX





# FACILITIES



- ❖ Indoor and outdoor swimming pools
- ❖ Kids playground
- ❖ Kids pools
- ❖ GYM
- ❖ Tennis court
- ❖ Sauna
- ❖ Restaurant
- ❖ Kids club at the restaurant
- ❖ Bar
- ❖ Supermarket
- ❖ Park area: tables and benches, beach volleyball pitch, tennis court
- ❖ 24-hour security and a barrier



ORCHARD  
*by*  
Isatis Construction Group





ORCHARD  
*by*  
Isatis Construction Group





**ORCHARD**  
*by*  
Isatis Construction Group





ORCHARD  
*by*  
Isatis Construction Group





ORCHARD  
*by*  
Isatis Construction Group





ORCHARD  
*by*  
Isatis Construction Group





**ORCHARD**  
*by*  
Isatis Construction Group







ORCHARD  
*by*  
Isatis Construction Group





ORCHARD  
*by*  
Isatis Construction Group





ORCHARD  
*by*  
Isatis Construction Group



# BERRY VILLAS

The authentic architecture design of these 3 bedrooms townhouse villas enables you to live within few steps from the pool just in front of blooming garden.

The gross area of these modern villas is between 183 m<sup>2</sup>, with plot area of 140-240 m<sup>2</sup>.



# BERRY VILLAS



# BERRY VILLAS



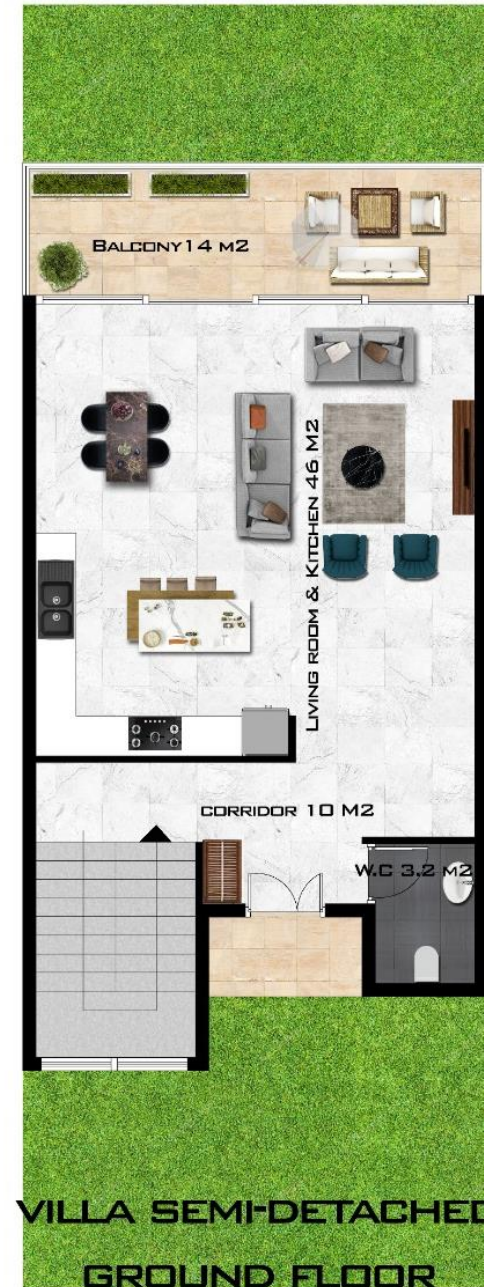
# BERRY VILLAS



# FLOOR PLAN BERRY VILLA

Features of villa:

- House area: 183 m<sup>2</sup>
- Land area: from 140 to 255 m<sup>2</sup> depending on the plot
- 3 bedrooms
- 3 bathrooms
- Granite kitchen countertop
- Luxury Fitted Kitchen
- Fitted Wardrobe
- Laundry room
- PVC Double Glazed
- Ceramic tiles for kitchens and bathrooms
- Modern Fireplace
- Solar panels (for water heating)
- Central Heating and A/c Infrastructure
- BBQ place
- Auto park
- Ability to order a design package





# MANGO VILLAS



MANGO Villas are exclusive duplex villas with three bedrooms and three bathrooms, located among the greenery of the ORCHARD residential complex. The villas are placed around a private swimming pool, equipped with sunbeds and umbrellas and surrounded by trees and flowers. The villas are located in the vicinity of shops and a green park area with a beach volleyball pitch, a tennis court and a children's playground.

# MANGO VILLAS

MANGO Villas consist of detached villas and semi-detached villas.

The gross area of these modern villas is between 177 m<sup>2</sup>, with plot area of 287-475 m<sup>2</sup>.



# MANGO VILLAS



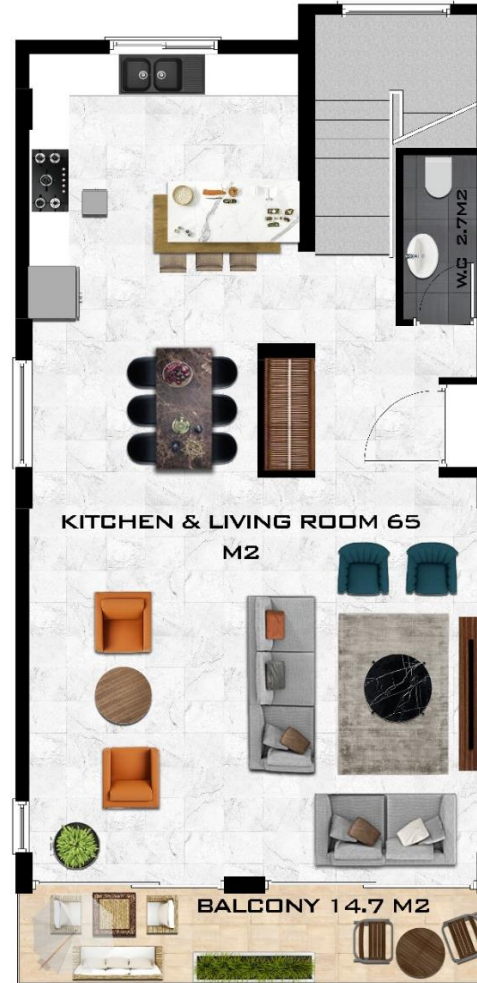
# MANGO VILLAS



# FLOOR PLAN MANGO DETACHED VILLA

Specifications:

- Spacious balconies with a beautiful view of the pool
- Garden
- Central Heating Infrastructure
- A/C Infrastructure
- Ventilation in all bathrooms
- Fully equipped bathrooms
- Equipped kitchen with granite countertops (without appliances)
- Fitted wardrobes in each bedroom (with mirror)
- Laundry room
- Modern fireplace with a closing firebox
- Solar panels (for water heating)
- Double-glazed windows
- Interior doors
- Ceramic flooring and laminate flooring in the bedrooms
- BBQ place
- Parking place
- Ability to order a design package

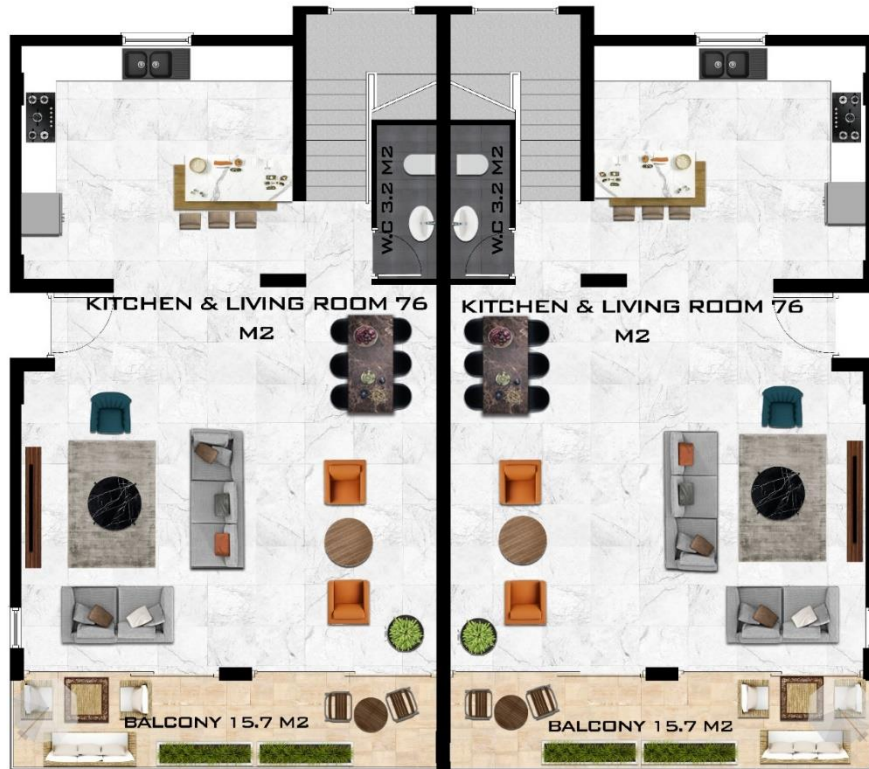


MANGO SINGLE VILLA  
GROUND FLOOR  
3+1

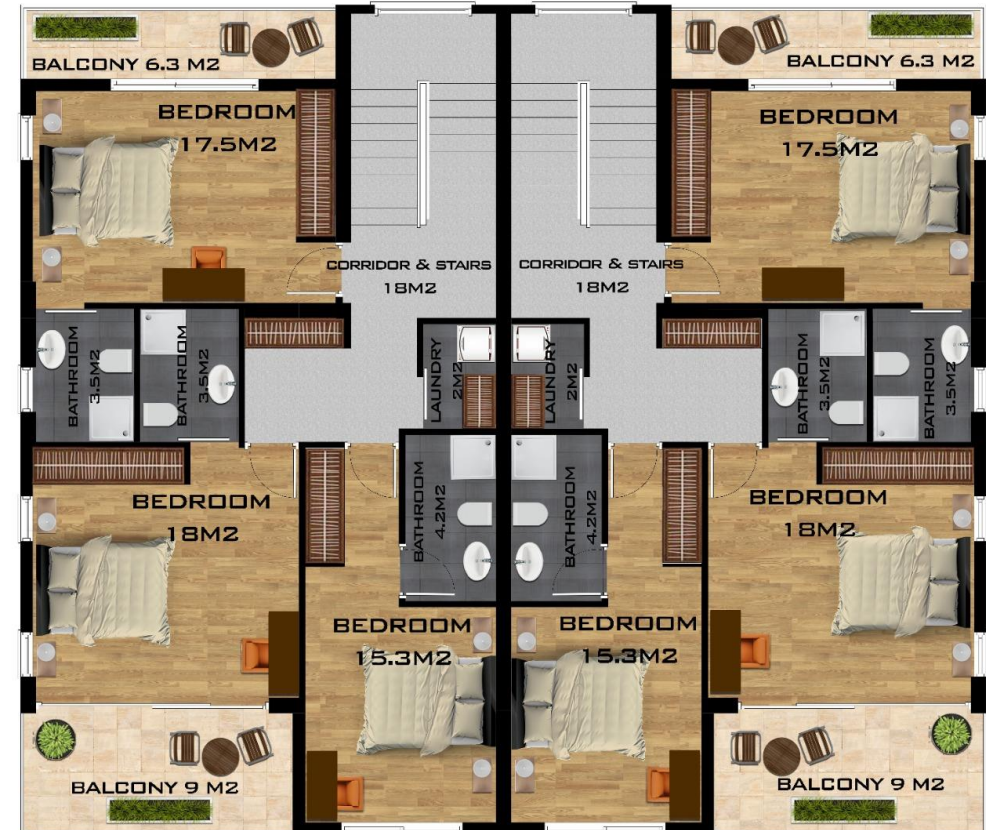


MANGO SINGLE VILLA  
FIRST FLOOR

# FLOOR PLAN MANGO SEMI-DETACHED VILLA



MANGO SEMI-DETACHED VILLA  
GROUND FLOOR  
3+1



MANGO SEMI-DETACHED VILLA  
FIRST FLOOR

# APPLE VILLAS

APPLE Villas are exclusive detached villas with four bedrooms, five bathrooms with the possibility to have a private pool, located in a dedicated area of the ORCHARD residential complex. The area of the villas is 310 m<sup>2</sup>, the land area is from 410 up to 530 m<sup>2</sup>, depending on the villa.



# APPLE VILLAS





# APPLE VILLAS



# FLOOR PLAN APPLE DETACHED VILLA

Specifications:

- Spacious balconies
- Garden
- Central Heating Infrastructure
- A/C Infrastructure
- Ventilation in all bathrooms
- Fully equipped bathrooms
- Equipped kitchen with granite countertops (without appliances)
- Fitted wardrobes in each bedroom (with mirror)
- Laundry room
- Modern fireplace with a closing firebox
- Solar panels (for water heating)
- Double-glazed windows
- Interior doors
- Ceramic flooring and laminate flooring in the bedrooms
- BBQ place
- Parking place
- Ability to build private swimming pool



- A  
APPLE SINGLE VILLA  
GROUND FLOOR  
4+1



MODEL A  
APPLE SINGLE VILLA  
FIRST FLOOR

# ALMOND APARTMENTS

ALMOND is two-storey blocks of apartments located in the center of the ORCHARD residential complex. The panoramic windows offer a beautiful view of the swimming pool and the restaurant, surrounded by palm trees. Next to the apartment there is a green park area with a beach volleyball pitch, a tennis court and a children's playground.

ALMOND blocks consist of studios, one and two bedrooms flats.



# LIME APARTMENTS

LIME is two-storey apartment blocks located in a quiet corner of the ORCHARD residential complex. This is the most private and green part of the residential complex. The spacious balconies offer views of date palms and banana trees, as well as the green area around the pool.

LIME blocks consist of studios, one, two and three bedrooms flats.



# LOTUS APARTMENTS

LOTUS is two-storey apartment blocks arranged like lotus flowers around a pond - around a magnificent blue pool, the largest in the ORCHARD residential complex. The panoramic windows offer a beautiful view of the pool, recreation areas surrounded by date palms and banana trees, and a restaurant with a kids club.

The LOTUS blocks consist of studios, one and two bedrooms flats.



# APARTMENTS

## Specifications:

- Spacious balcony with a beautiful view
- Garden or roof terrace (depending on the floor)
- Central Heating Infrastructure
- A/C Infrastructure
- Ventilation in all bathrooms
- Fully equipped bathrooms
- Equipped kitchen with granite countertops
- Fitted wardrobes in each bedroom (with mirror)
- Double-glazed windows
- Interior doors
- Ceramic flooring and laminate flooring in the bedrooms
- Parking place
- Ability to order a design package



# FLOOR PLANS



Studio, 44 sq.m.



Apartments 1+1, 71 sq.m.



Apartments 2+1, 87 sq.m.