



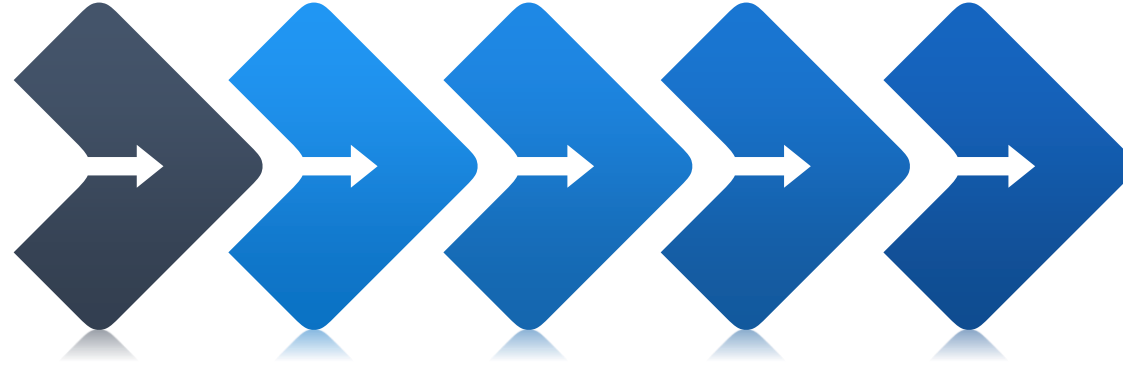
aurora

bay

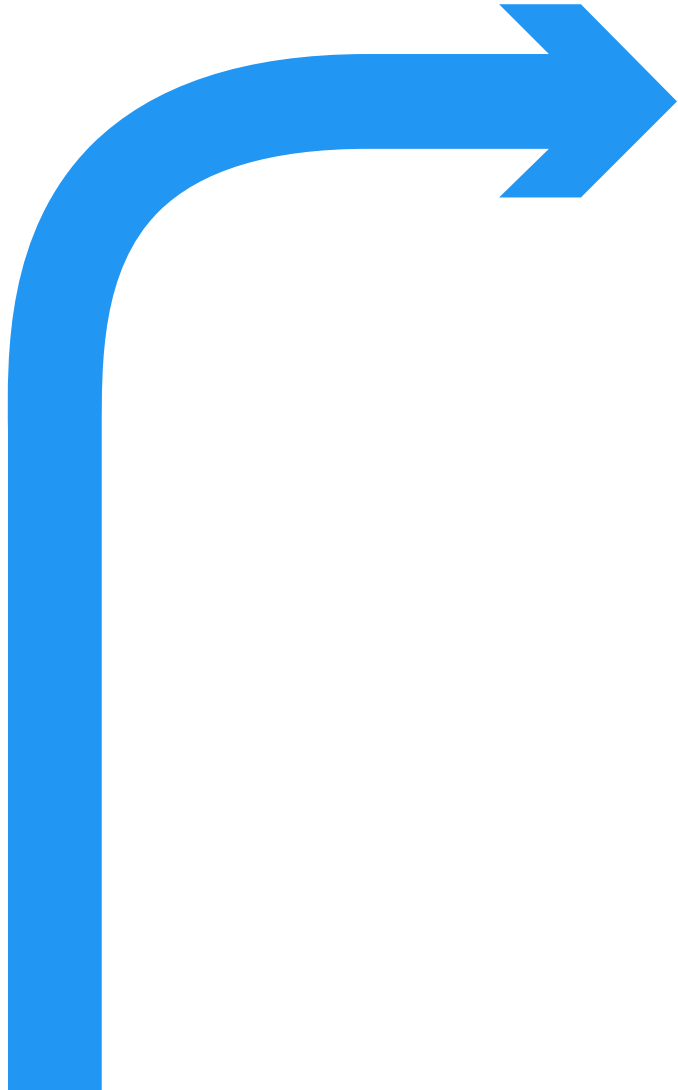


ÖZERAY  
Investments

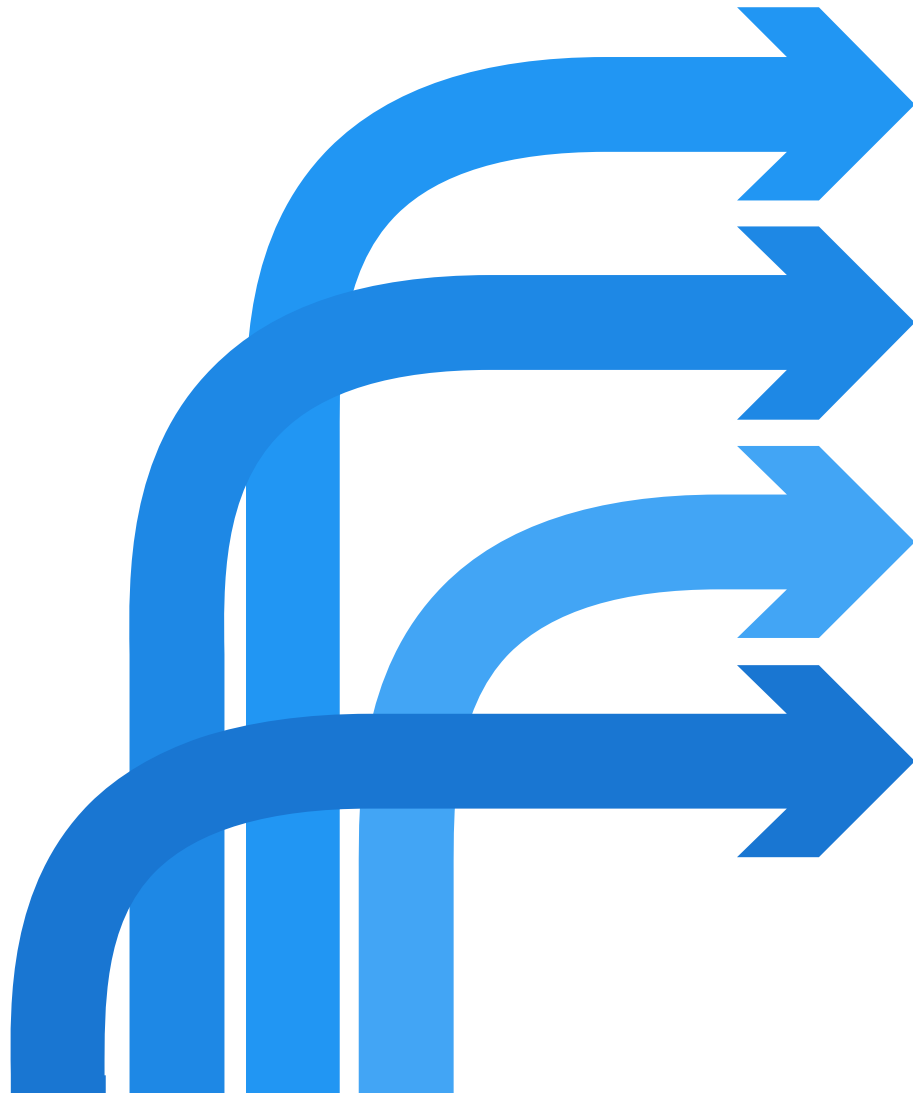
## Content



- Why North Kıbrıs?
- Why Tatlısu?
- Why Özeray?
- Why Aurora Bay?
- How Özeray Works



# WHY NORTH CYPRUS?



Strategic Location

Varosha

330 Days of Sun

Gas Reserve

Safety

Tax Laws

Increasing Population

Natural Beauty

27 Registered Universities

Rich Cultural Heritage

# Strategic Location

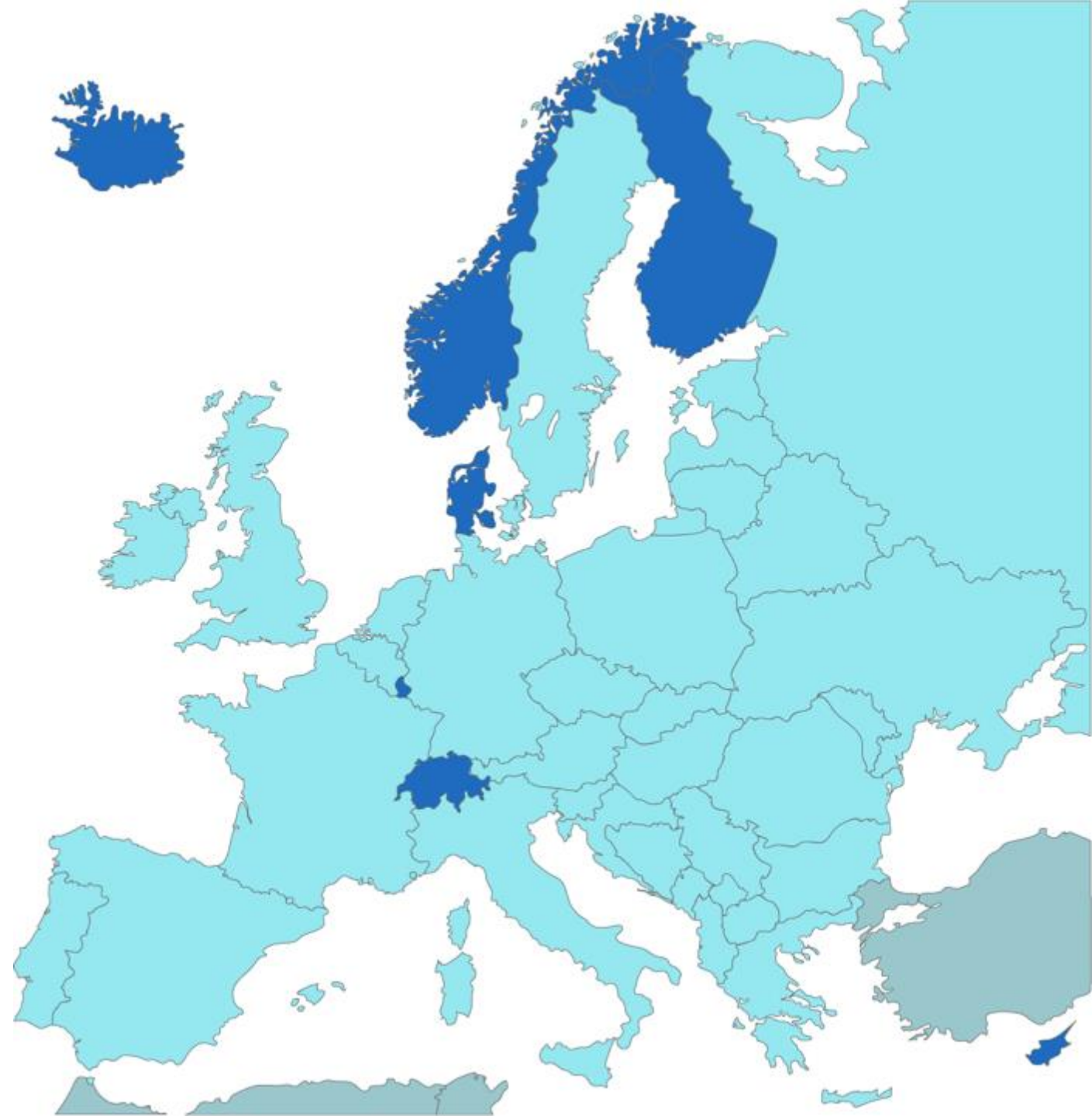
- ✓ Maximum 3-hour flight distance to richest part of Europe, Africa and the Middle East.





# The Safest 5 Countries

- ✓ Switzerland
- ✓ Singapore
- ✓ Norway
- ✓ Luxembourg
- ✓ Cyprus

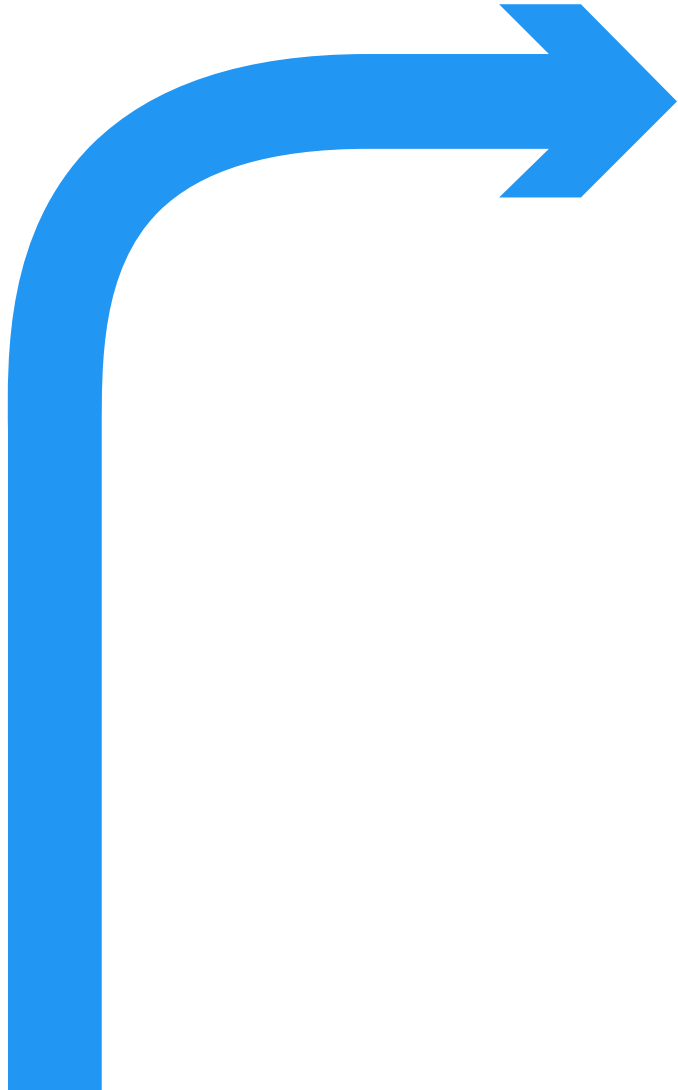




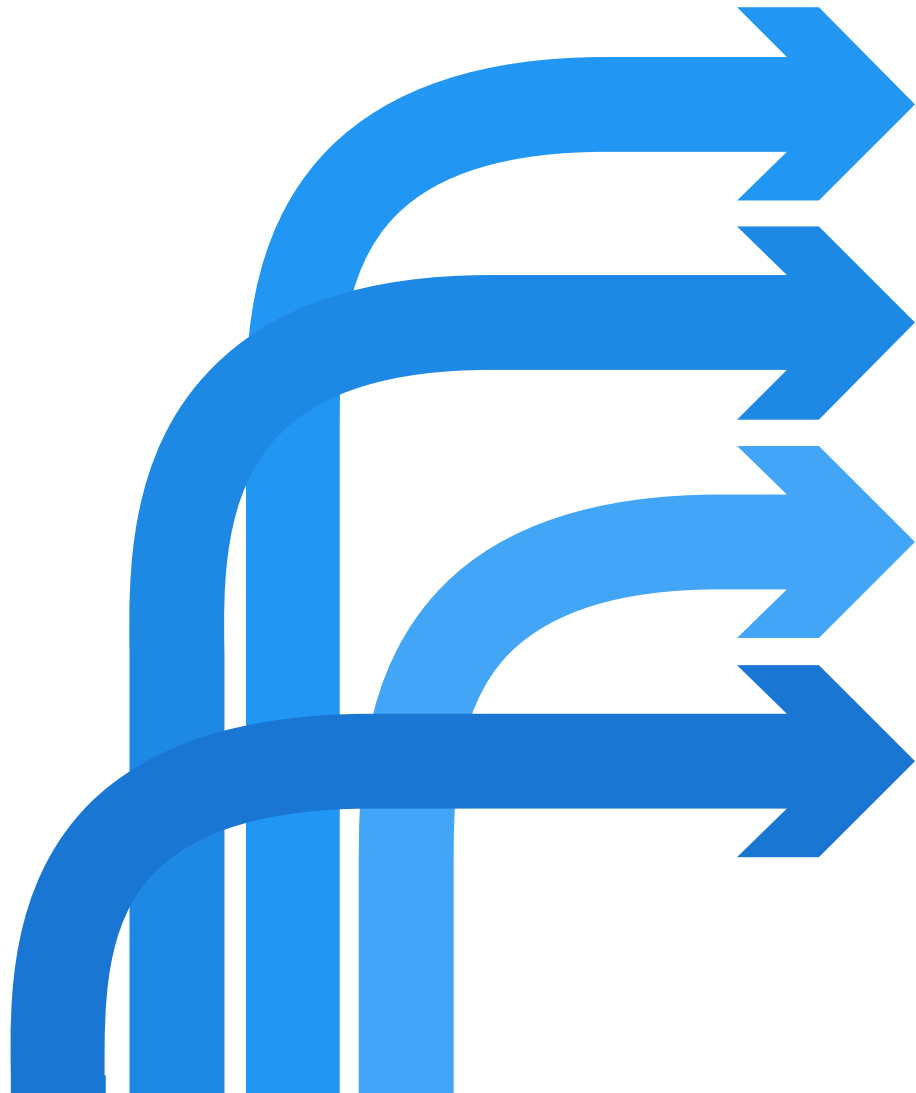








WHY  
TATLISU?



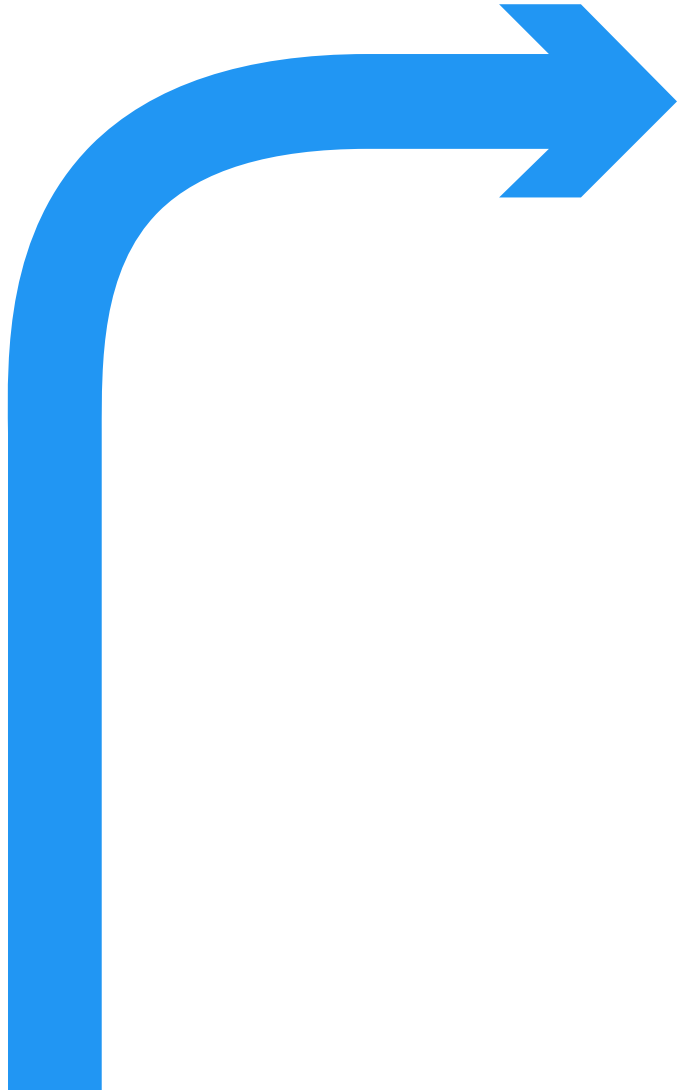
2 Floor Zoning Regulation

Where the Sea Meets the Mountains

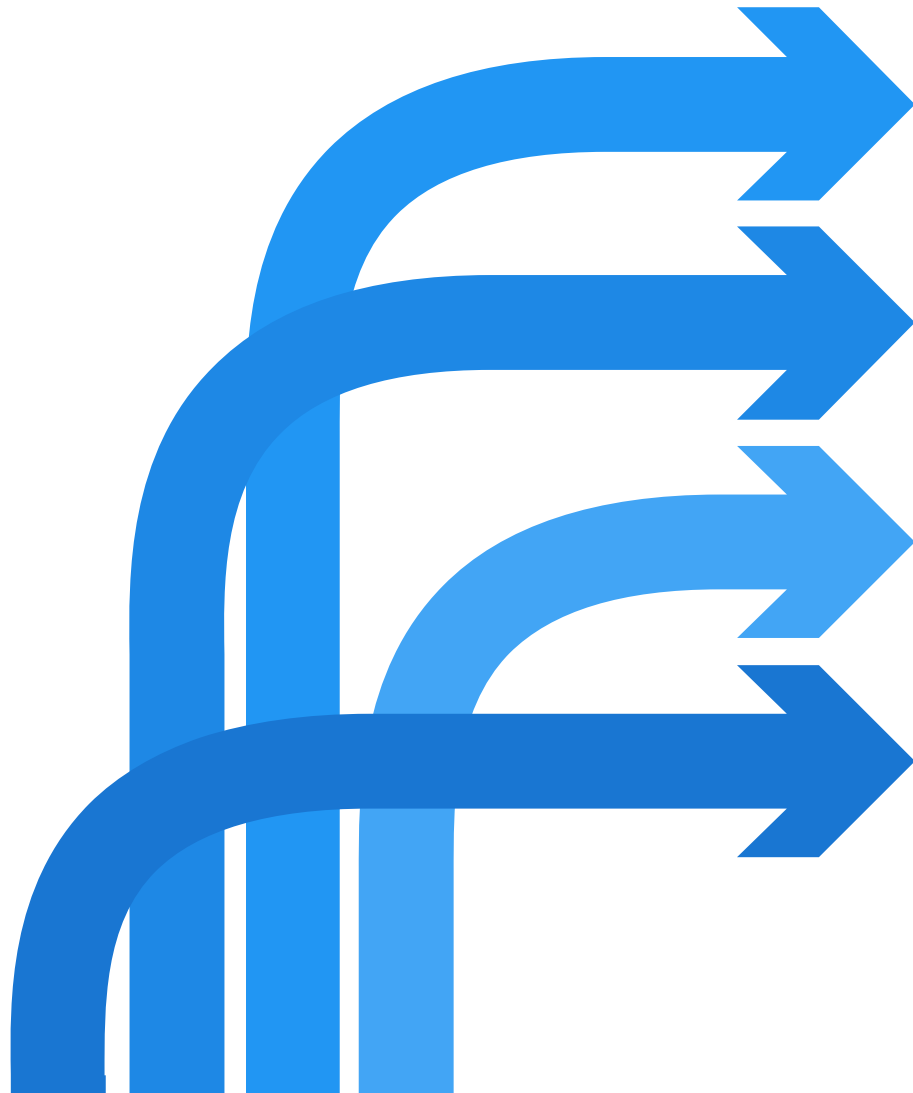
Great Expectation for ROI

Golf Course – by Arch. David Hemstock





WHY  
ÖZERAY?



30 Years of Experience

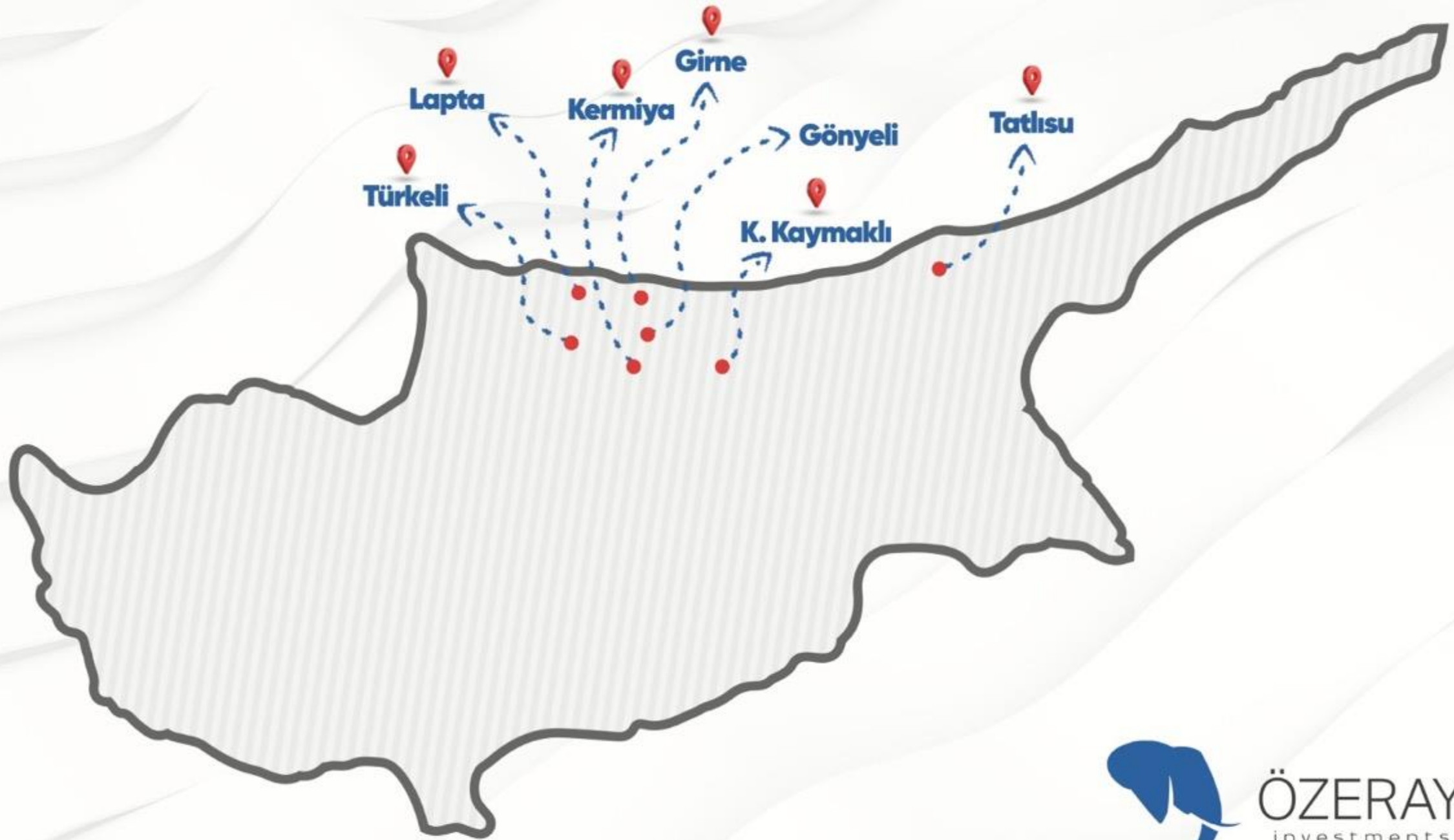
Financial Strength

Projects That Gain Value

Premium Designs

Wide Range of Options

After Sales Services



ÖZERAY  
investments





TÜRKİYE  BANKASI

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ASBANK

 NEAR EAST BANK

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creditwest  
Creditwest Bank Kıbrıs

 ÖZERAY  
investments

# After Sales Services



Maintenance

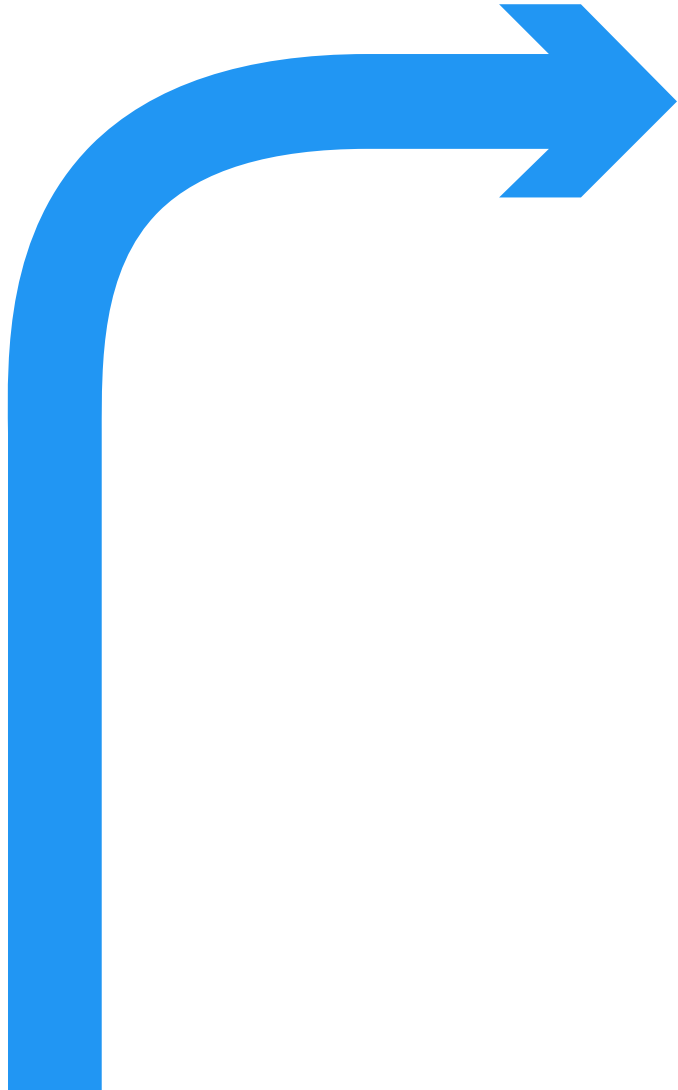


Renting

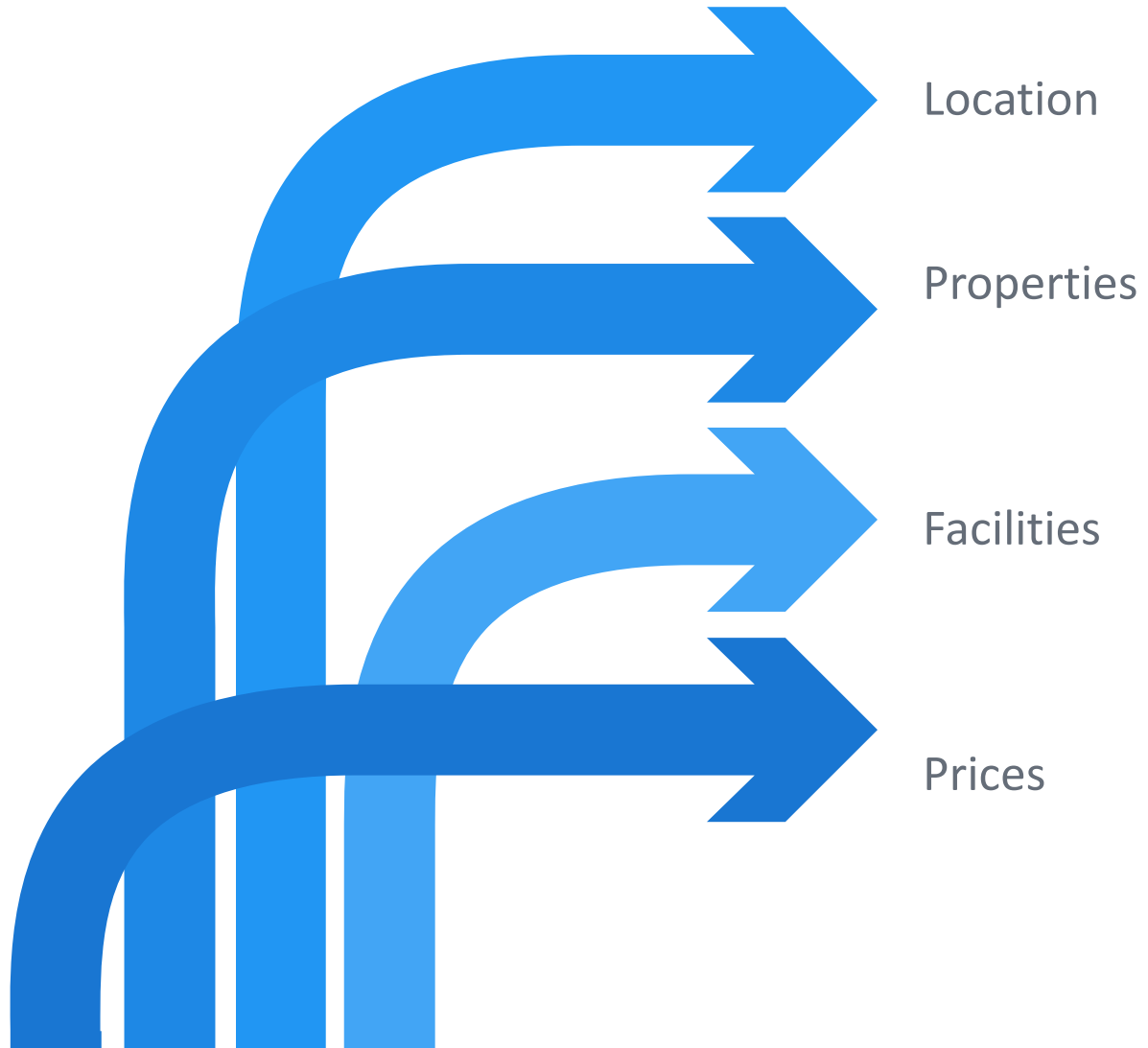


aurora

bay



WHY  
AURORA  
BAY?



Location

Properties

Facilities

Prices

## Location

- ✓ Esentepe Beach: 14 mins.
- ✓ Tatlısu: 3 mins.
- ✓ Zambak Holiday Village: 9 mins.
- ✓ Ercan Airport: 40 mins.
- ✓ Kyrenia: 45 mins.
- ✓ Famagusta: 40 mins.
- ✓ Larnaca Airport: 1 hour  
5 mins.
- ✓ Beach by Walking: 3 mins.
- ✓ Market by Walking: 5 mins.



# Facilities

- ✓ 12 - 2+1 Infinity Semi-detached Villa
- ✓ 6 - 2+1 Garden Semi-detached Villa
- ✓ 1 - 4+1 Private Villa
- ✓ 17 - 1+1 Apartments
- ✓ 19 - 1+1 Loft
- ✓ SnackBar
- ✓ Sauna
- ✓ Boutique Gym
- ✓ Communal Pool
- ✓ Game Room
- ✓ Carpark
- ✓ Özeray Office
- ✓ Security







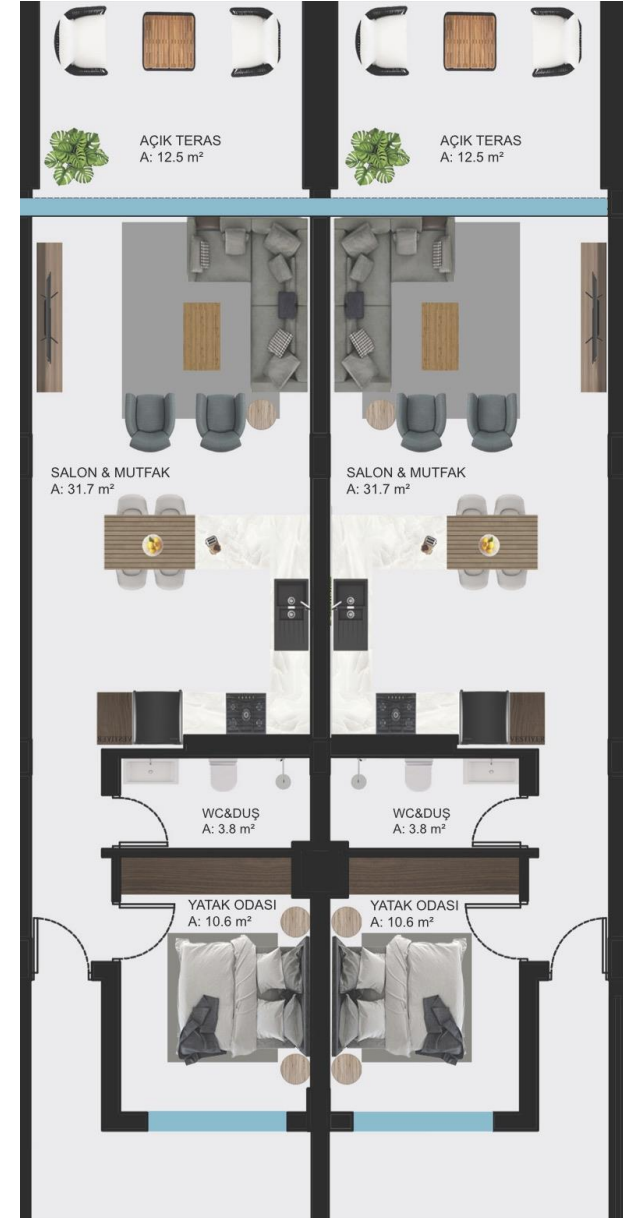
**Local and Modern Architecture  
Quality Material  
Maintenance Service**





# 1+1 Apartments

- ✓ 59 m2 Indoor Area
- ✓ 24 m2 Outdoor Area
- ✓ Open Plan Kitchen
- ✓ Quartz Kitchen Countertop
- ✓ AC Infrastructure
- ✓ Sliding Door Wardrobes in Bedroom
- ✓ 2 Terraces







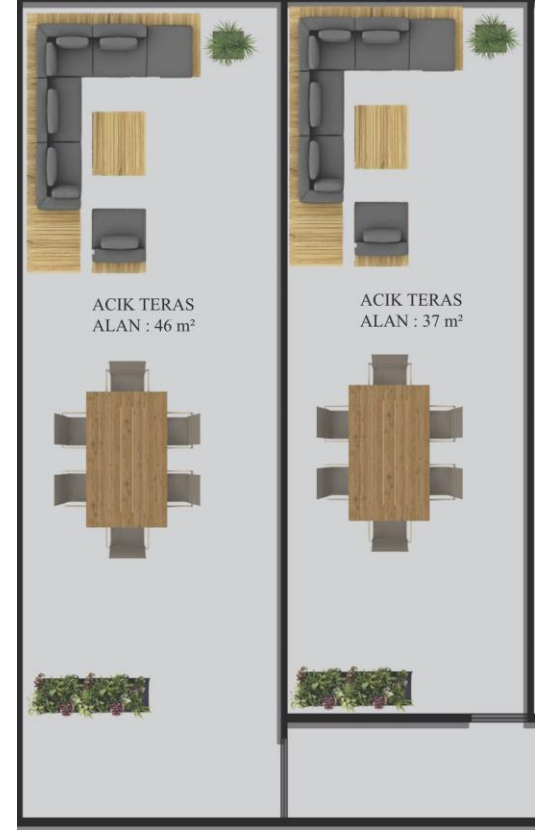
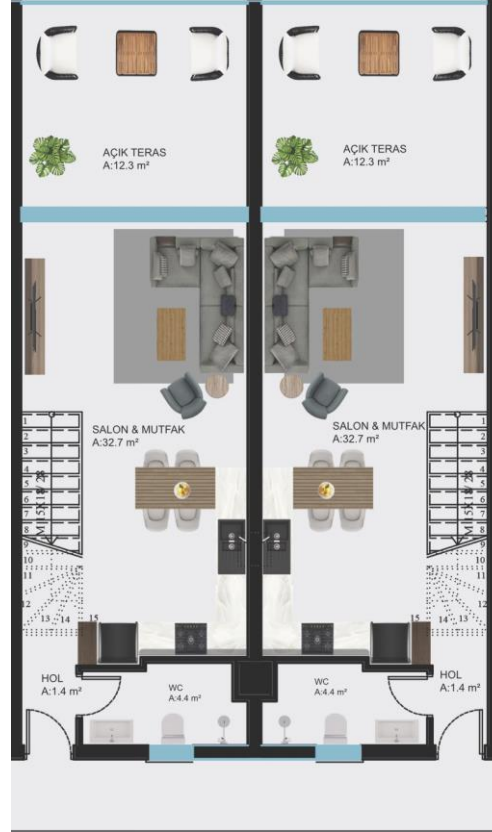






## 1+1 Lofts

- ✓ 67 m2 Indoor Area
- ✓ 20 m2 Outdoor Area
- ✓ Quarts Kitchen Countertop
- ✓ AC Infrastructure
- ✓ Sliding Door Wardrobes in Bedroom
- ✓ Balcony





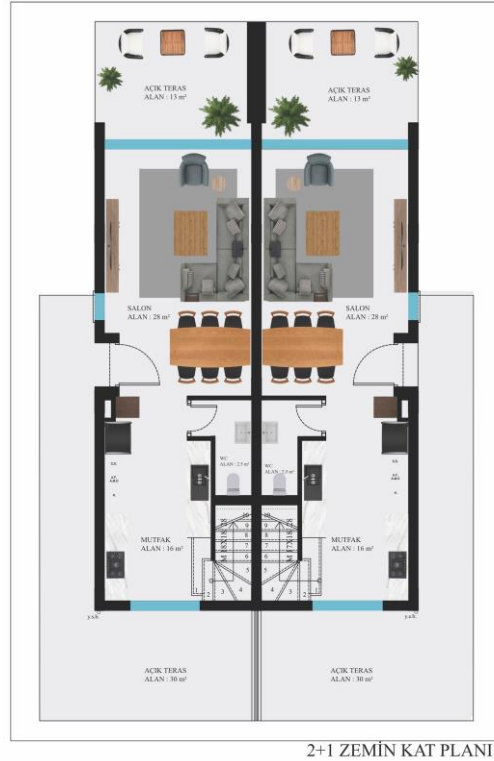






# 2+1 Garden Semidetached Villas

- ✓ 106 m2 Indoor Area
- ✓ 94 m2 Outdoor Area
- ✓ Quarts Kitchen Countertop
- ✓ Large Kitchen
- ✓ AC Infrastructure
- ✓ Sliding Door Wardrobes  
in Every Bedroom
- ✓ EnSuite in Every Bedroom
- ✓ Detached Private Garden
- ✓ 5 Terraces
- ✓ Built-in Barbecue on the  
Rooftop Terrace
- ✓ HotTub Infrastructure

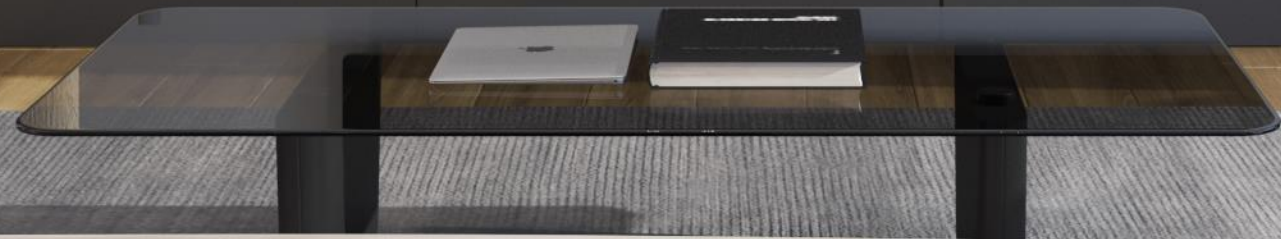
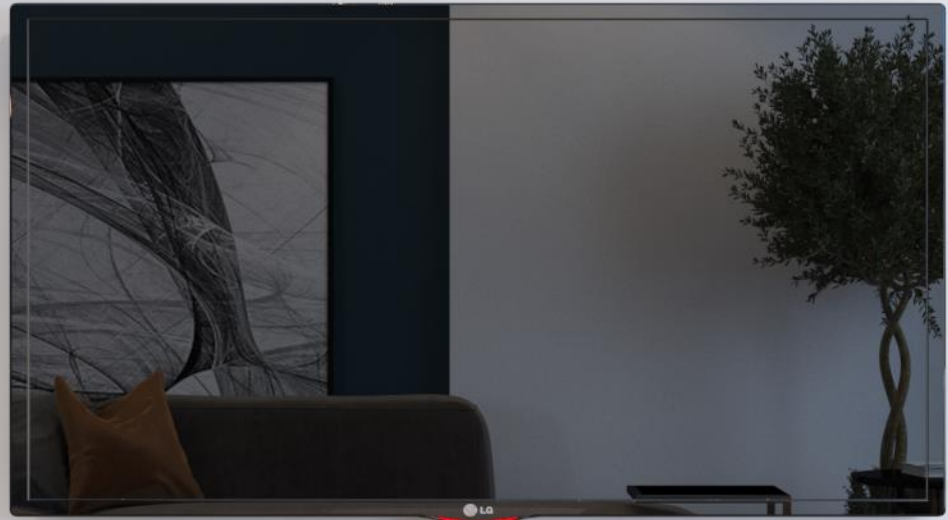






















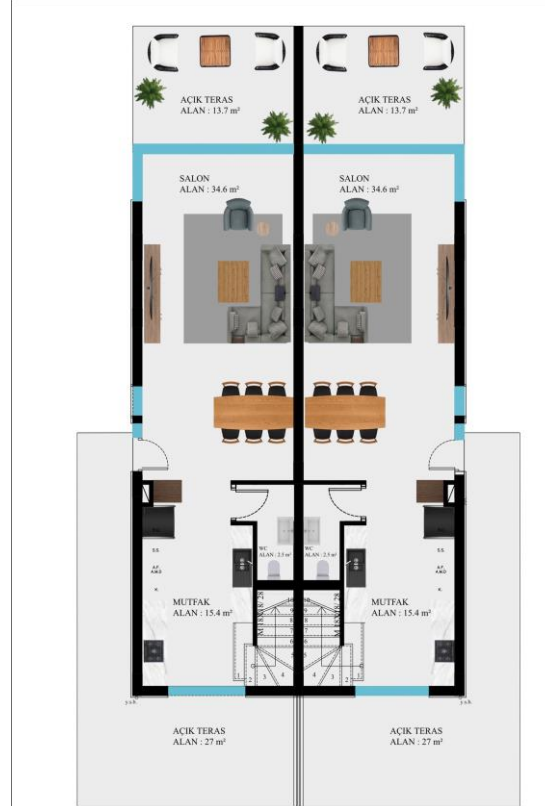




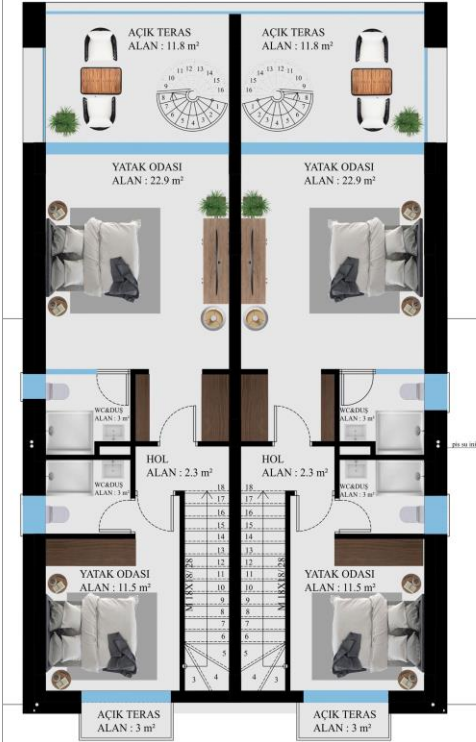


# 2+1 Infinity Semidetached Villas

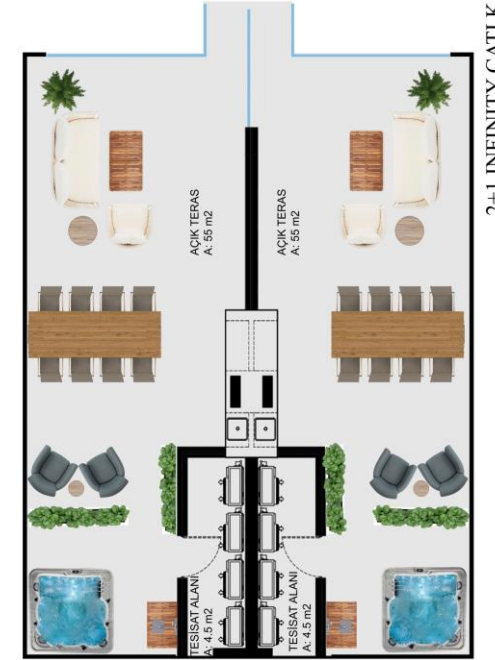
- ✓ 120 m2 Indoor Area
- ✓ 94 m2 Outdoor Area
- ✓ Quarts Kitchen Countertop
- ✓ Large Kitchen
- ✓ AC Infrastructure
- ✓ Sliding Door Wardrobes in Every Bedroom
- ✓ EnSuite in Every Bedroom
- ✓ Detached Private Garden
- ✓ 5 Terraces
- ✓ Built-in Barbecue on the Rooftop Terrace
- ✓ Infinity Pool
- ✓ HotTub Infrastructure



2+1 INFINITY ZEMİN KAT PLANI



2+1 INFINITY 1.KAT PLANI



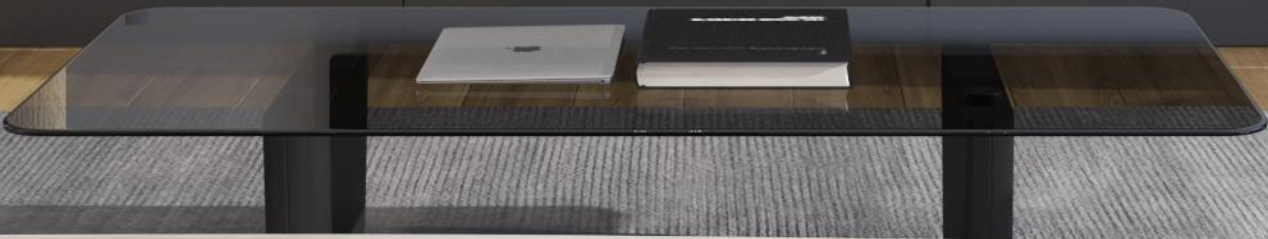
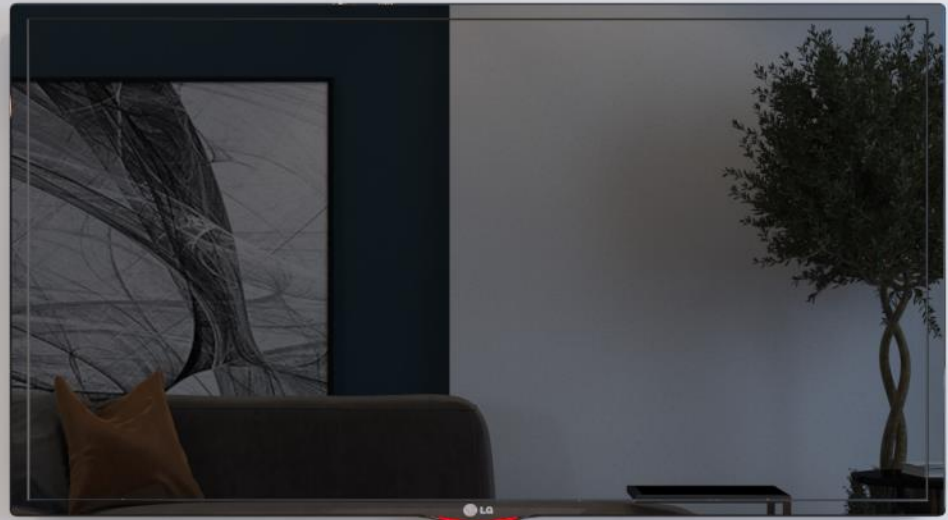
2+1 INFINITY ÇATI KAT PLANI





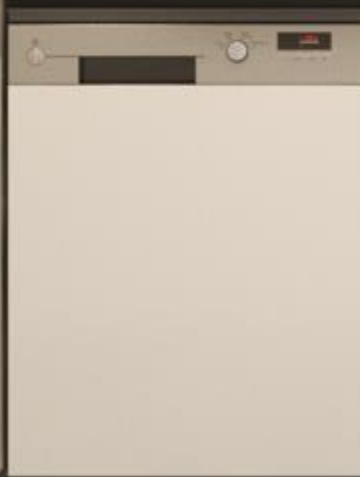
















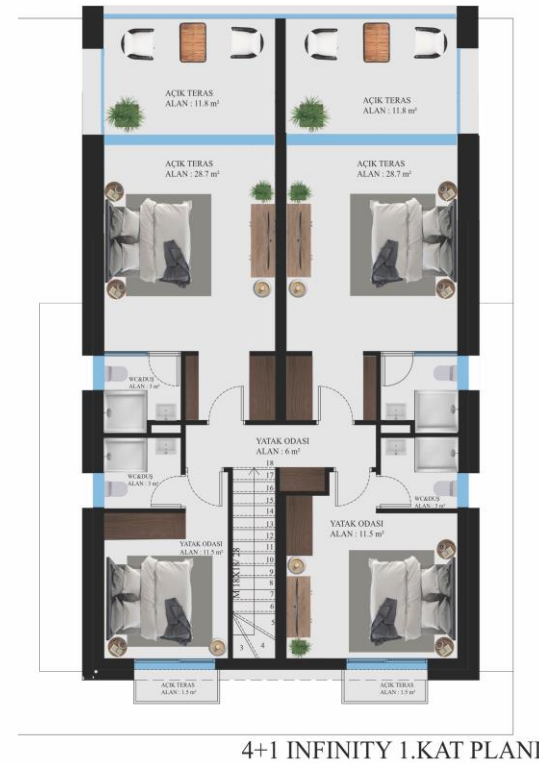






# 4+1 Private Infinity Villa

- ✓ 240 m2 Indoor Area
- ✓ 195 m2 Outdoor Area
- ✓ Quarts Kitchen Countertop
- ✓ Kitchen Island
- ✓ AC Infrastructure
- ✓ Sliding Door Wardrobes in Every Bedroom
- ✓ EnSuite in Every Bedroom
- ✓ Detached Private Garden
- ✓ 7 Terraces
- ✓ Built-in Barbecue on the Rooftop Terrace
- ✓ Fireplace
- ✓ Study

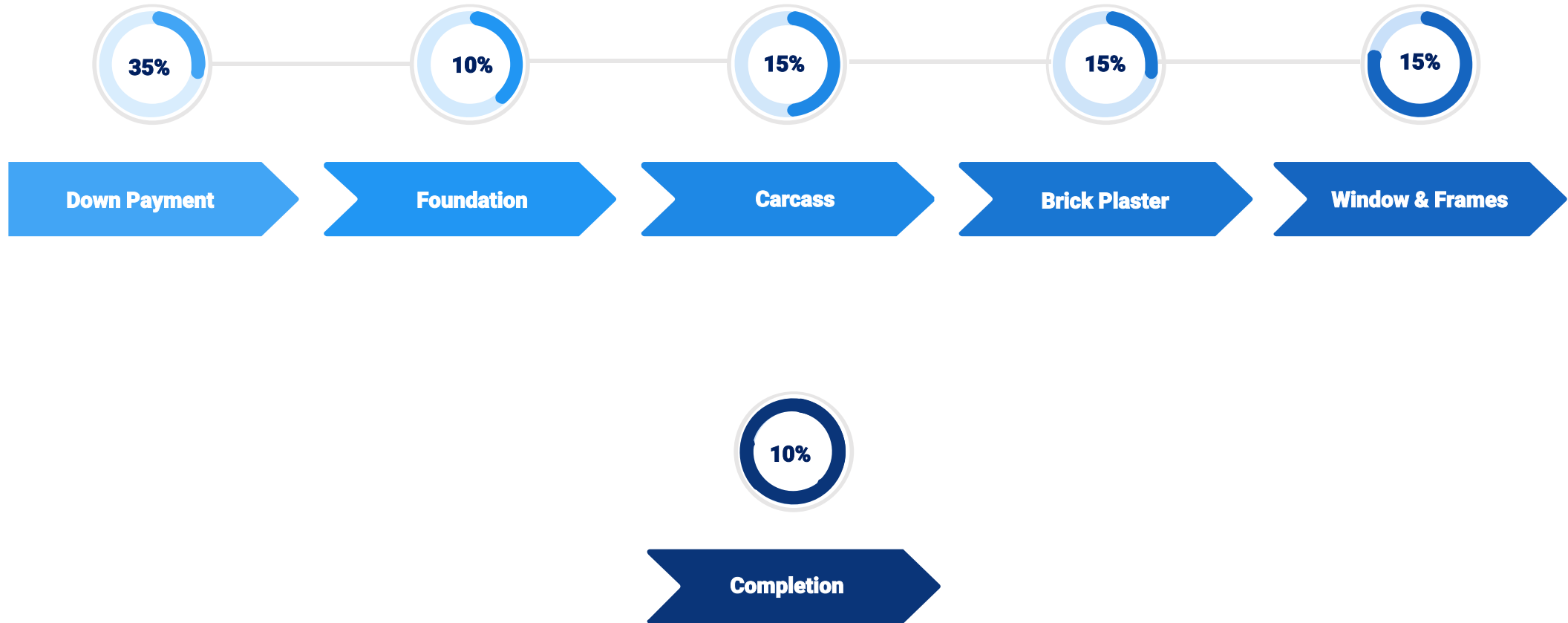


4+1 INFINITY 1.KAT PLANI



4+1 INFINITY ÇATI KAT PLANI

# Stage Payment Plan I





# Stage Payment Plan II



This payment plan is valid for a short time only for villas.

**Project Starts:  
Late 2023**

**Project Finishes  
Late 2025**

# How Özeray Works?



## We Know You. We Care About You.

Özeray Investments draws its strength from the leading real estate and construction companies of North Cyprus, **Boray Real Estates** and **Boray Developments**. For this reason, we understand and care about you real estate agents very well.

- ✓ 15% Commission
- ✓ Commission After Down Payment
- ✓ Commission Payment Even If The Client Expels The Real Estate Agent

# Thanks

