



*Where Dreams come true*

## WHO WE ARE?

### **PARVISTA MARE DEVELOPMENT LTD.**

Parvista Mare is an international real estate development enterprise based in Cyprus and Turkey. With a passion for excellence and a commitment to delivering exceptional projects, we have earned a distinguished reputation in the real estate industry.

## WHO WE ARE?

### VISTA MARE

Our company aims to be a successful and high quality construction company in Cyprus and to gain the trust of the society. With its strong capital and professional team, our company works to raise its aims, structures, projects and achievements above the standards of Cyprus and envisions to have a voice on international platforms as a major player.

Innovation and customer oriented services are the principles that the "Vista Mare" project was founded upon

# ABOUT CYPRUS



- Population: 382.836 (2020)
- The third largest island in the Mediterranean
- 7 months summer and the average sea water temperature is 20 degrees for more than 6 months
- Total number of foreign visitors in  
2021 is 352.312  
2022 is 556.224  
2023 is 779.575

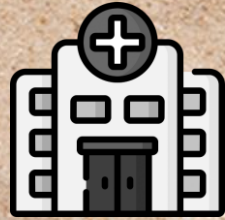
MONTHS	TURKISH			FOREIGNERS			TOTAL		
	2022	2023	%	2022	2023	%	2022	2023	%
JAN	44 065	85 425	89,6	9 293	16 901	81,9	54 358	102 326	88,2
FEB	52 582	85 693	63,0	15 385	23 132	50,4	67 967	108 825	60,1
MARCH	79 811	96 356	20,7	25 380	30 579	20,5	105 191	126 935	20,7
APR	57 120	100 430	75,8	21 926	26 515	20,9	79 046	126 945	60,6
MAY	104 061	124 346	19,5	25 281	29 977	18,6	129 342	154 323	19,3
JUN	95 125	131 931	38,7	25 195	28 290	12,3	120 320	160 221	33,2
TOTAL	433 764	624 181	43,9	122 460	155 394	26,9	556 224	779 575	40,2



We are located in Iskele, Northern Cyprus. Offering a unique view of the Mediterranean Sea. Vista Mare is right next to the breathtaking Long Beach.



5 MINUTES TO WALK  
LONG BEACH



1 MINUTE TO  
MEDICAL CENTER



40 MINUTES TO  
ERCAN AIRPORT



75 MINUTES TO  
LARNAKA AIRPORT



25 MINUTES TO  
HIGH SCHOOL



10 MINUTES TO  
MUNICIPALITY



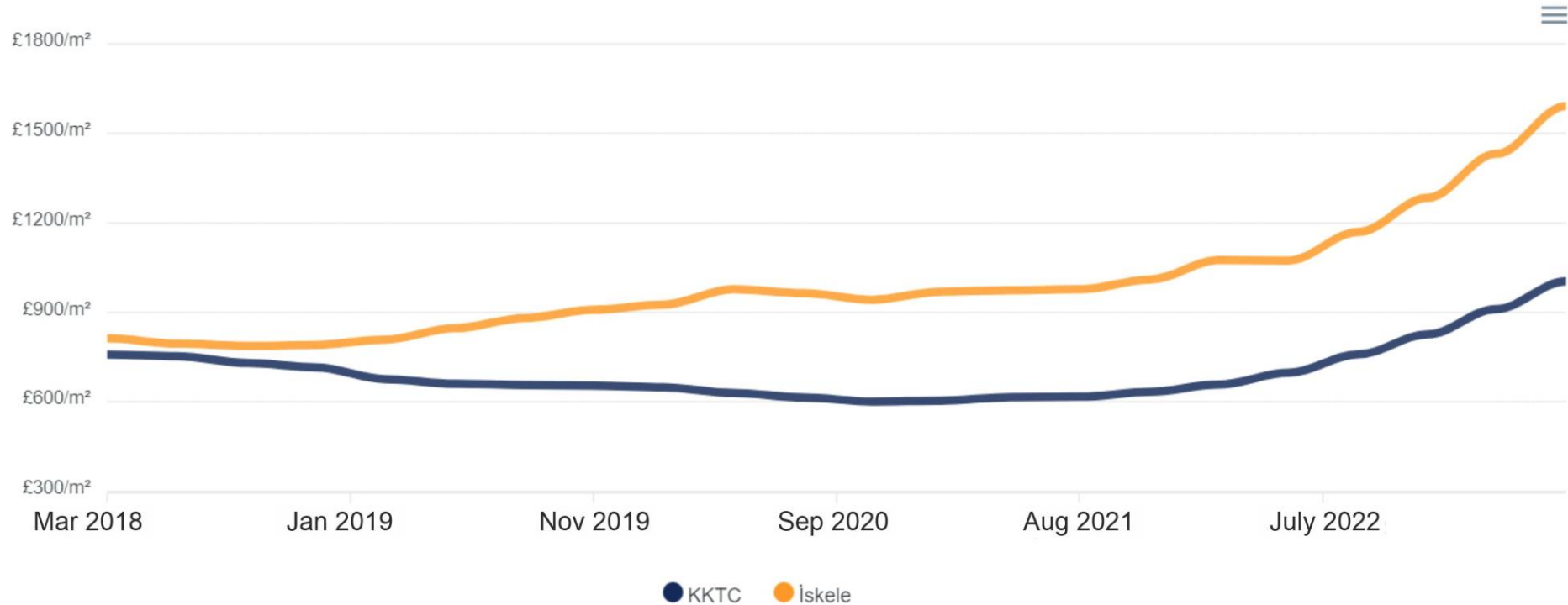
3 MINUTES TO  
BANKS



5 MINUTES TO  
ELEMENTARY SCHOOL

## İskele, Kuzey Kıbrıs

This chart shows the change in the sales prices of flats in the İskele region on STG a per square meter basis.



İskele is becoming one of the most popular areas with a diverse population and rich history. You'll benefit from attractive future development plans that will attract investors and entrepreneurs with a low cost yet fast growing real estate investment. Investing in Vista Mare means living on an exotic summer island with over 300 days of sunshine a year, year-round tourism and the best sea water quality. This is the destination for high-end tourism and upscale real estate investment.


FORBES > MONEY > RETIREMENT

## 5 Best Beachfront Buys For 2021

**Kathleen Peddicord** Contributor @  
*I've covered living and investing overseas for more than 30 years.*

Follow

Feb 5, 2021, 02:46pm EST

 This article is more than 2 years old.

The world's best buys on beachfront property in 2021 are to be found in Northern Cyprus, Colombia, Brazil, Mexico, and Belize.

These are the findings of Live and Invest Overseas' 2021 Global Property Survey, an annual index that details what it costs to own property in the world's top locations for living or retiring overseas.

The survey considers the cost of buying two-bedroom, two-bath apartments, of between 70 and 100 square meters (about 800 to 1,100 square feet), in neighborhoods where an expat retiree would be comfortable and likely to buy.

If you dream of retiring to the beach, here are your five most affordable options in 2021. As well, each of the markets presents good rental investment opportunity, making them top choices for places to buy for part-time personal use and generating cash flow in the local currency when you're elsewhere.

### #1: Iskele, Northern Cyprus



ALAMY.COM/CAVAN IMAGES

Northern Cyprus, located in the Mediterranean Sea between Europe and Turkey, is not at the top of most Americans' list, but this former British colony has a lot to offer. This is the best of the Mediterranean at a fraction the cost of living the Med life elsewhere. Northern Cyprus is also a safe, welcoming destination with developed tourism infrastructure, including clubs, casinos, and luxury hotels, all more affordable than their counterparts in France or Italy.

Forbes Lists Top 5 Seafront Regions for 2021.

The world-famous Forbes magazine, in an article published on its website recently, listed properties located in 5 different parts of the world that can be bought by the sea in 2021.

Iskele is the first place.



# BUILT TO THE HIGHEST STANDARDS

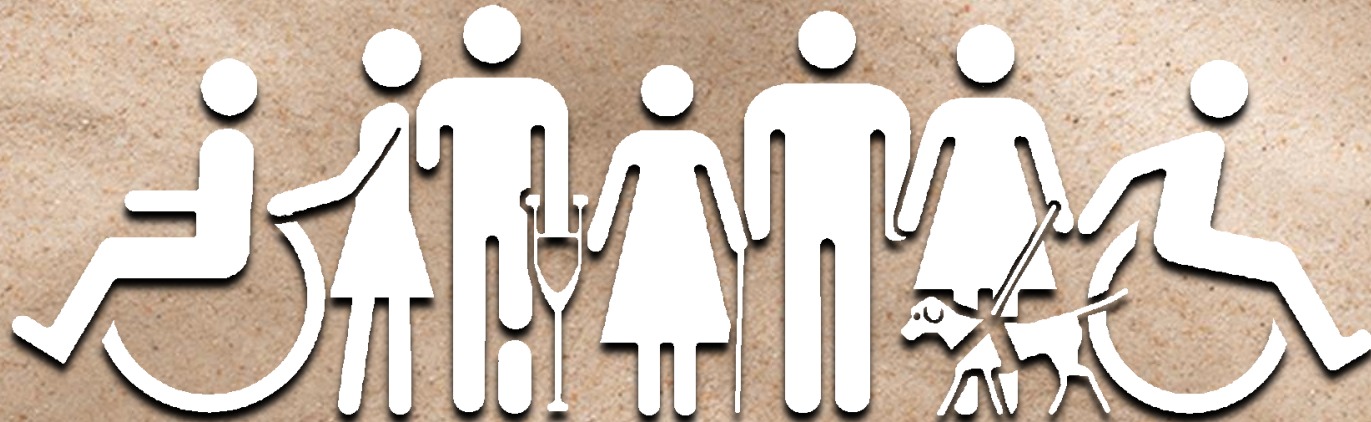


- All of our engineering projects have been checked and approved by the local Chamber of Civil Engineers.
- The concrete pressure used in our construction is at the C35 level.
- 190 bored piles, which can go down to the rocky ground with a diameter of 100 cm and a depth of 20 meters.
- The bottom and side surfaces of the entire foundation system are made with high quality insulation material imported from Europe.

## ACCESSIBILITY FOR DISABLED PEOPLE

### Disability friendly Project.

Our complex has been designed and built in a way that allows people with disabilities to use it without any barriers. This includes but is not limited to having accessible parking spaces close to entrances, floor spaces and hallways free of equipment and other barriers, and having ramps instead of stairs for people who use wheelchairs or other mobility devices.

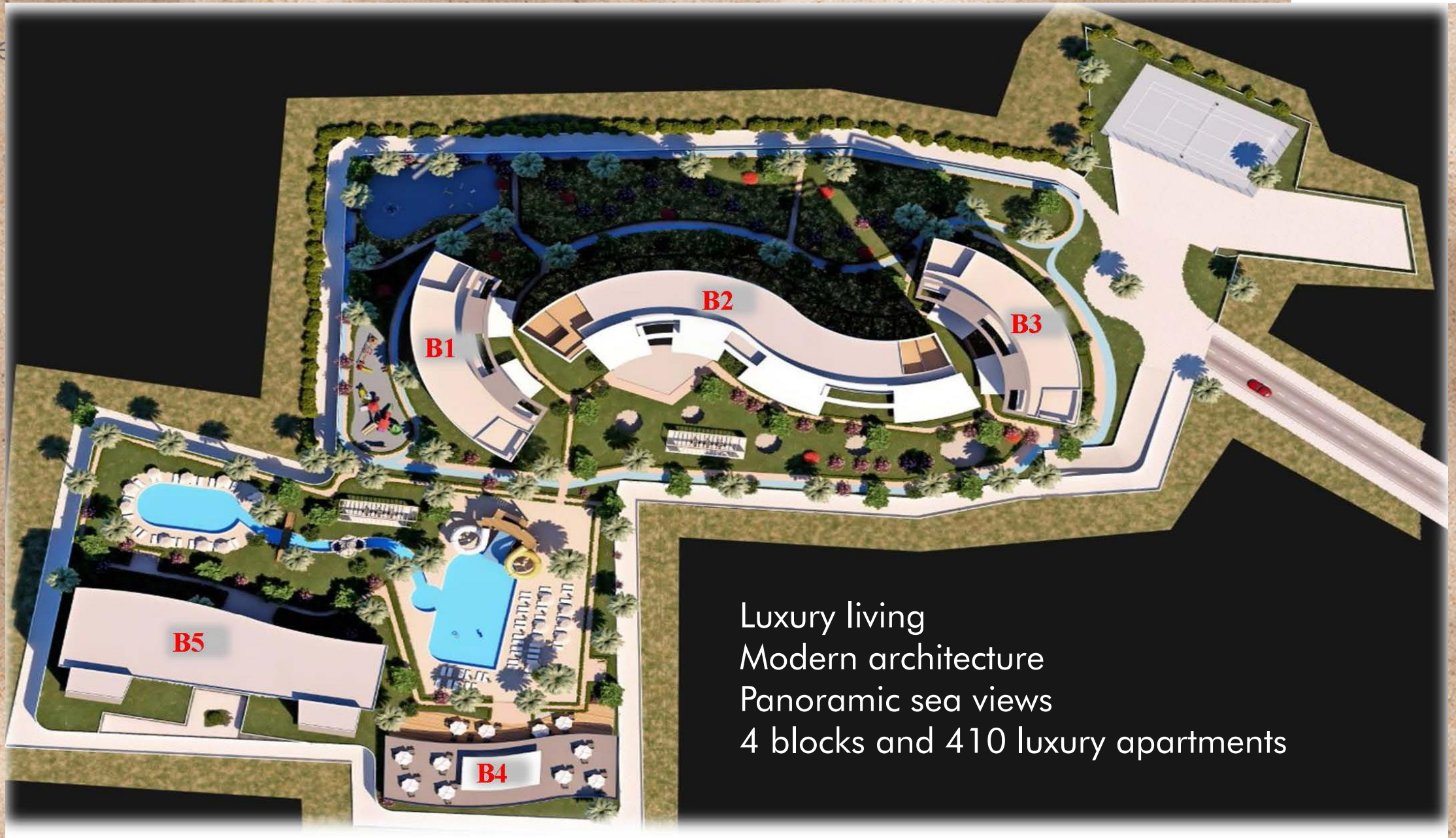


## **PARADISE IN ISKELE**

- Construction area is more than 70.000 m<sup>2</sup>.
- The total area of the complex is 21.800 m<sup>2</sup>.
- 10.000 m<sup>2</sup> green area.
- 3.000 m<sup>2</sup> modular shopping boulevard area.
- Offering more than the amenities of a luxury hotel, VistaMare was designed to make you feel like you are living every moment in paradise.



In front of our project is unblockable natural protected area. That means nothing is going to built block your sea view.



Luxury living  
Modern architecture  
Panoramic sea views  
4 blocks and 410 luxury apartments

The image shows a modern, high-end interior space, likely a hotel lobby or reception area. The focal point is a large, white marble reception desk with a gold-colored metal frame. On the wall behind the desk, the Vista Mare logo is displayed in gold, featuring a stylized 'VM' monogram above the words 'vista mare'. The desk itself has the text 'Welcome to Vista Mare' written in a gold, cursive font. To the left of the desk is a tall, cylindrical pillar with a gold-colored band. The ceiling is a complex, multi-level structure with recessed lighting and a large skylight. In the background, there is a green wall with plants and a shop area with people. The floor is highly reflective, showing the surrounding environment.

vista mare

*Welcome to Vista Mare*





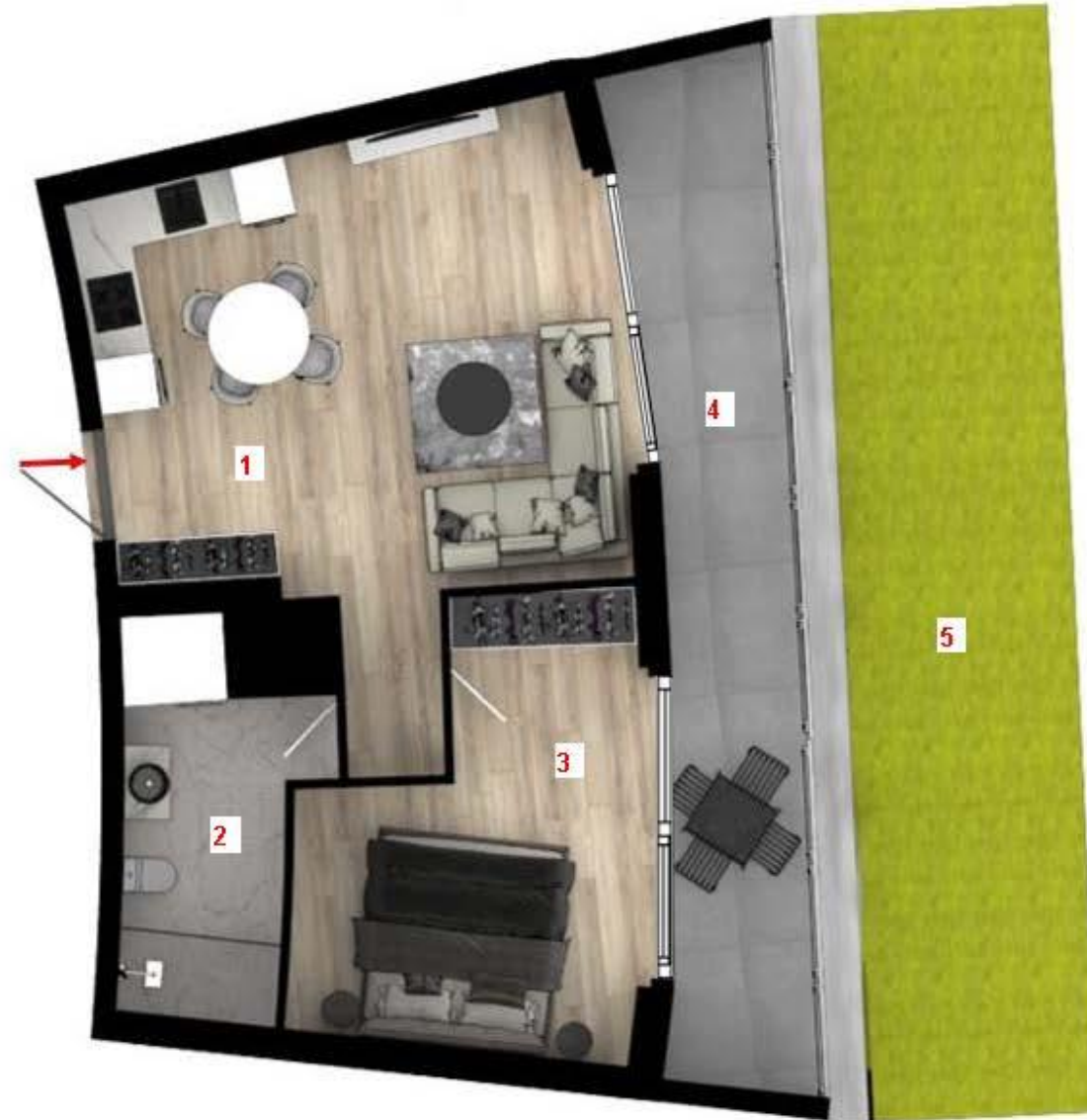
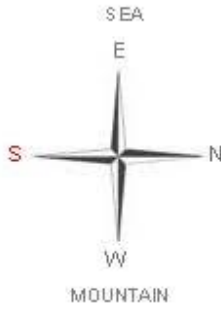


# 1 + 1

TYPE 05 1+1 OPEN KITCHEN

1.Kitchen and Living room	27 m <sup>2</sup>
2.Bathroom	7.3 m <sup>2</sup>
3.Bedroom	15.3 m <sup>2</sup>
4.Terrace	20.9 m <sup>2</sup>
5.Garden	35 m <sup>2</sup>

Overall Gross Area 87 m<sup>2</sup>

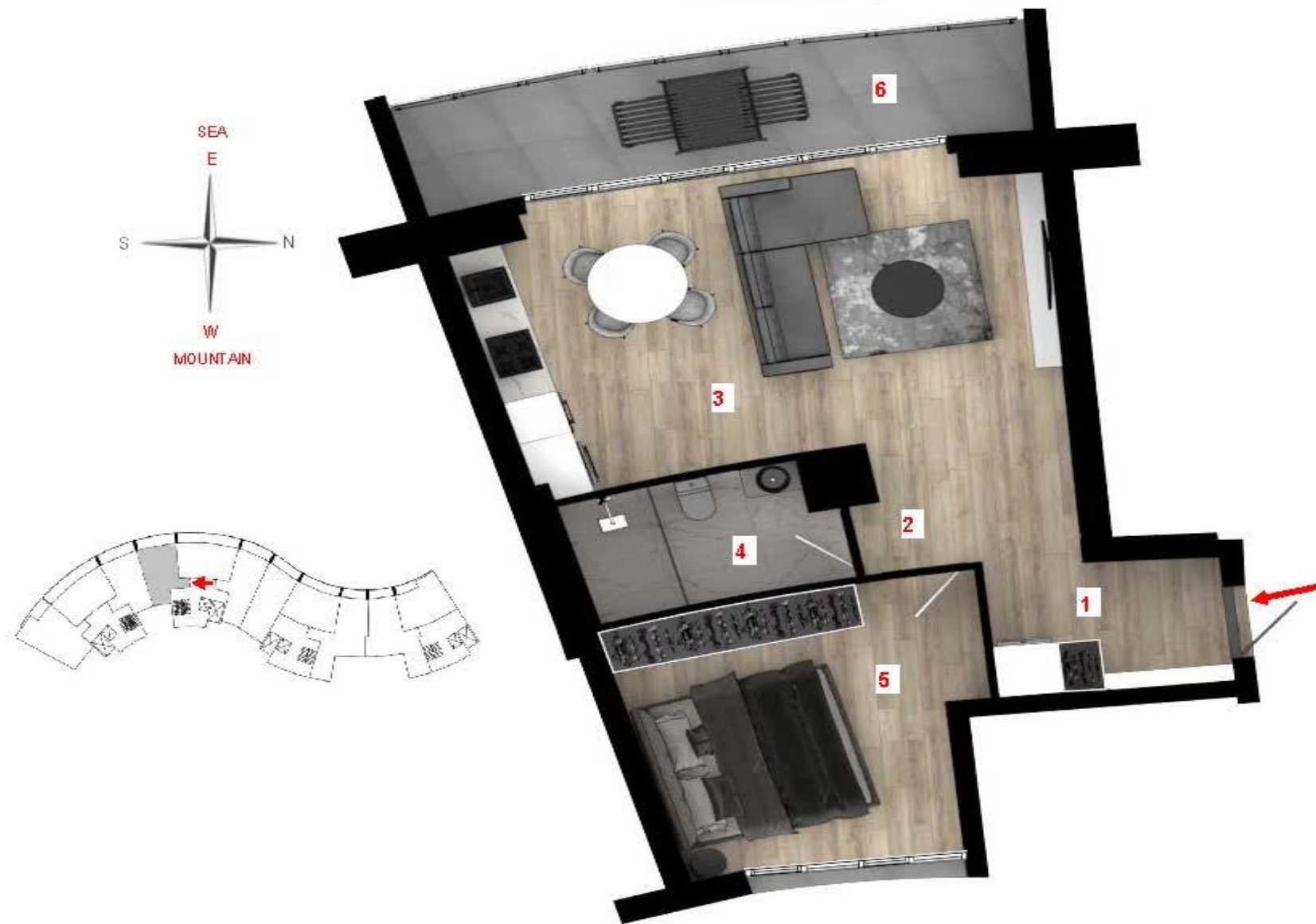


1.BLOCK

GROUND FLOOR  
F:1005

## B1 BUILDING

1 + 1



TYPE 04 1+1 OPEN KITCHEN

1. Entrance Hallway	5 m <sup>2</sup>
2. Hallway	4,2 m <sup>2</sup>
3. Kitchen and Living room	24,6 m <sup>2</sup>
4. Bathroom	4,8 m <sup>2</sup>
5. Bedroom	13,6 m <sup>2</sup>
6. Terrace	12,5 m <sup>2</sup>

Overall Gross Area 82 m<sup>2</sup>

B2 BUILDING

2.BLOCK

GROUND FLOOR  
F:2004

1. FLOOR  
F:2104

2. FLOOR  
F:2204

3. FLOOR  
F:2304

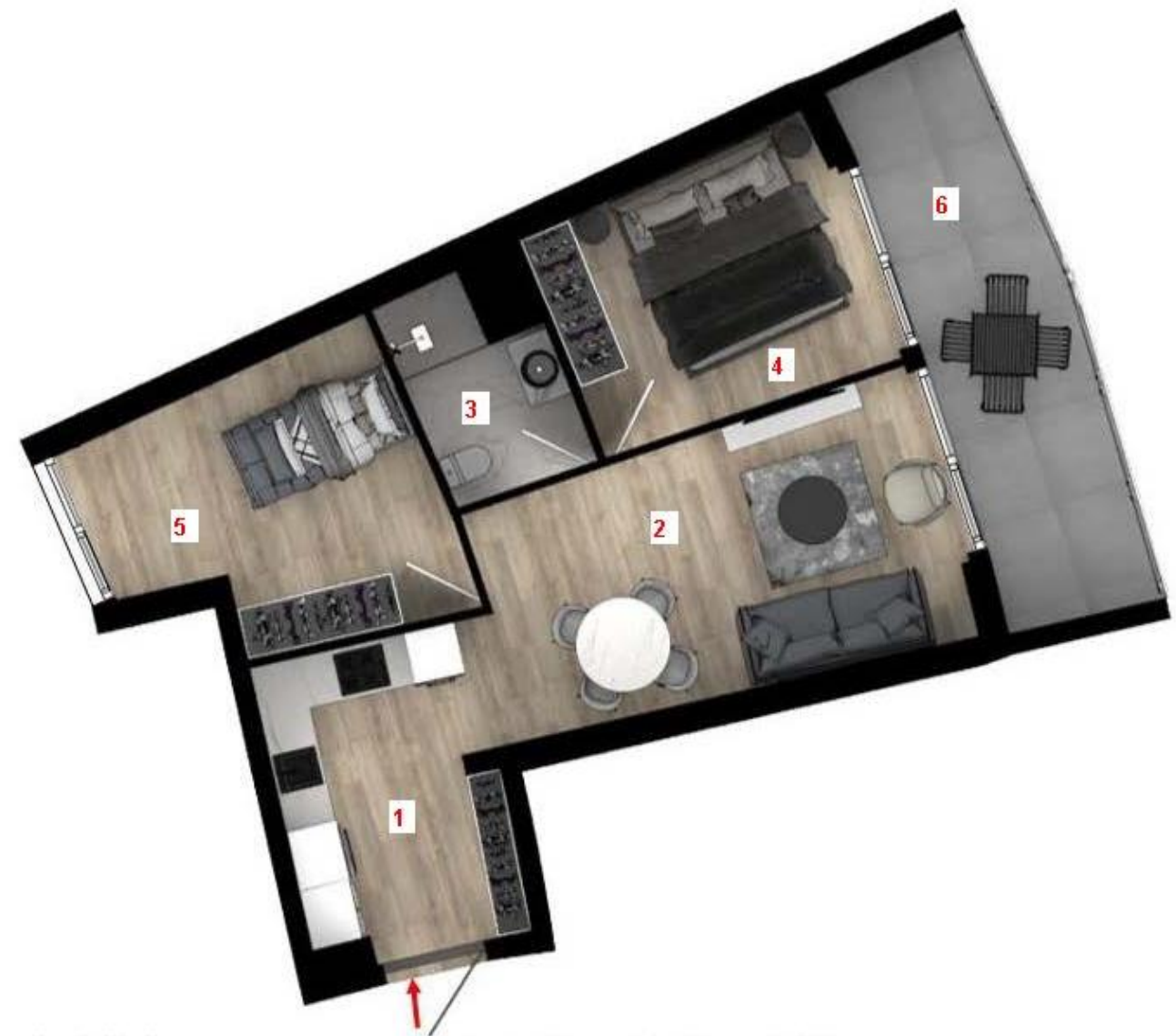
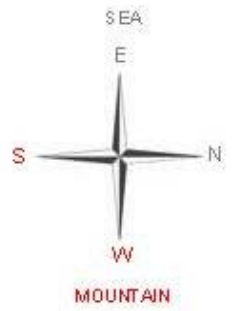
4. FLOOR  
F:2404

5. FLOOR  
F:2504



vista mare 1+1

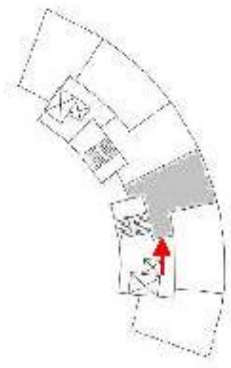




TYPE 10 2+1 OPEN KITCHEN

1.Kitchen	10 m <sup>2</sup>
2.Living room	16.6 m <sup>2</sup>
3.Bathroom	3.9 m <sup>2</sup>
4.Bedroom I	11 m <sup>2</sup>
5.Bedroom II	11.6 m <sup>2</sup>
6.Terrace	12.8 m <sup>2</sup>

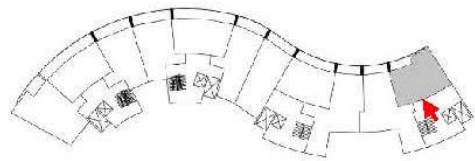
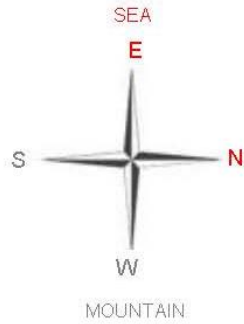
Overall Gross Area 79 m<sup>2</sup>



## B1 BUILDING

# 2+1

TYPE 11 2+1 OPEN KITCHEN



1. Kitchen and Living room	23.5 m2
2. Bathroom	5 m2
3. Bedroom I	11.2 m2
4. Bedroom II	11 m2
5. Terrace	5.8 m2

Overall Gross Area 78 m2

## B2 BUILDING

2.BLOCK

GROUND FLOOR  
F:2011

1. FLOOR  
F:2111

2. FLOOR  
F:2211

3. FLOOR  
F:2311

4. FLOOR  
F:2411

5. FLOOR  
F:2511



*M*  
vista mare **2+1**





# 3+1

TYPE 29 3+1 OPEN KITCHEN



1. Kitchen and Living Room	38.3 m <sup>2</sup>
2. Bathroom	5.5 m <sup>2</sup>
3. Bedroom I	13.3 m <sup>2</sup>
4. Bedroom II	14.3 m <sup>2</sup>
5. Bedroom II Bathroom	4.5 m <sup>2</sup>
6. Bedroom II Closet Room	6.2 m <sup>2</sup>
7. Bedroom III	12.8 m <sup>2</sup>
8. Terrace	32 m <sup>2</sup>

Overall Gross Area 160 m<sup>2</sup>

## B2 BUILDING

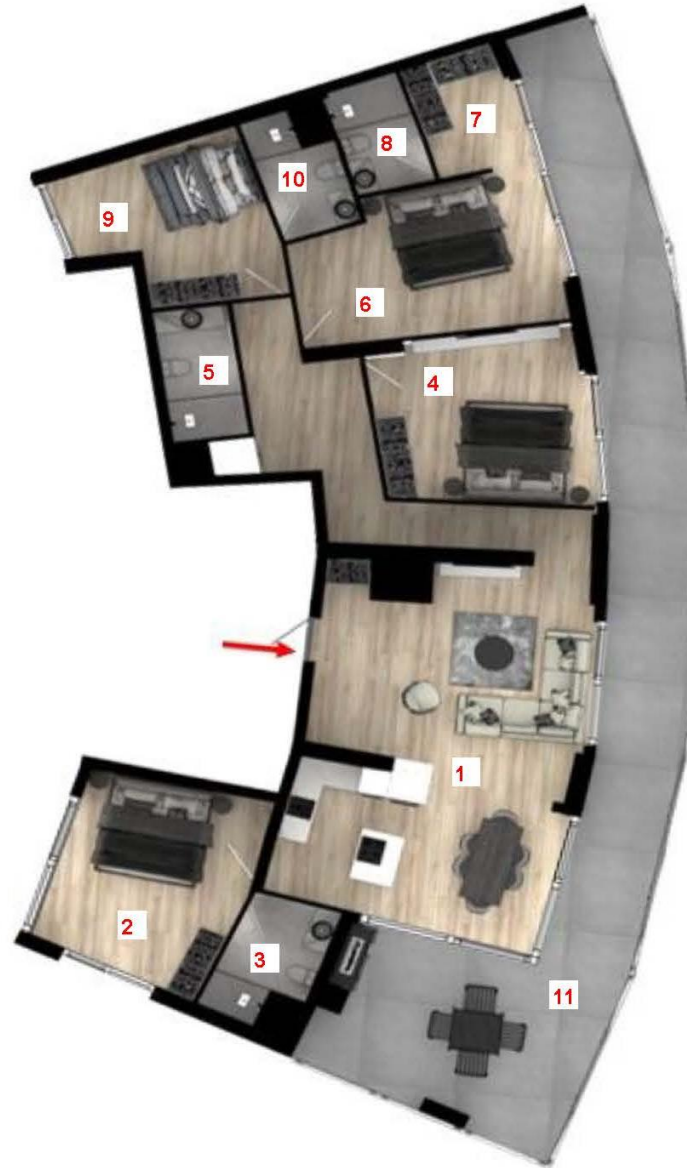
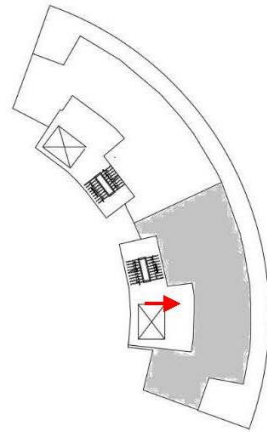
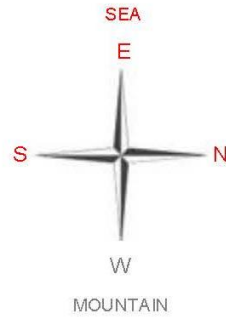
3+1



**B2 BUILDING**

# 4+1

TYPE 20 4+1 OPEN KITCHEN



1. Kitchen and Living room	43.54 m2
2. Bedroom I	16.8 m2
3. Bedroom I Bathroom	5 m2
4. Bedroom II	17.5 m2
5. Bedroom II Bathroom	6 m2
6. Bedroom III	17.5 m2
7. Bedroom III Closet Room	5.6 m2
8. Bedroom III Bathroom	4 m2
9. Bedroom IV	12.6 m2
10. Bedroom IV Bathroom	4 m2
11. Terrace	64.3 m2

Overall Gross Area 210 m2

## B1 BUILDING



**B1 BUILDING**



**B1 BUILDING**

# COMFORT OF A 5-STAR HOTEL

- Balconies with sea view
- Modern kitchen
- Floor-to-ceiling windows
- Luxurious bathroom
- Deluxe master bedroom
- Built-in closet
- High-speed Internet (optional)
- Central satellite system
- High quality Mitsubishi air conditioning
- Central generator
- High quality 12 mm parquet flooring
- Parking (optional)

# QUALITY OF THE MATERIALS

- 5 year construction guarantee.
- UV reflecting tempered glass and wind reflection windows
- WC Floor & Walls: Ceramic.
- Wet Area: Standard wc, bowl sink, built-in & walk in shower and shower jets.
  
- MDF Frame (medium-density fiberboard)
- GlossMax Pro Covers (high gloss wooden panel)
- Kitchen Counter: Laminam
- Kitchen parts, accessories and systems: HÄFELE
  
- Glass Thickness: 6mm+6mm Double Glazing.
- Heat insulated with Laminated + Comfort Glass
- Railings: Glass Deck with Temper + Laminated Glass

SPOIL YOURSELF WITH VISTA MARE

SHOPS





*Feel like you have a private chef whenever you want to discover new tastes!*

# RESTAURANTS



# COMFORT OF A 5-STAR HOTEL

## Facilities

- Swimming pool
- Outdoor sports area
- Bicycle & walking path
- Turkish baths
- Indoor heated pool (5x10)
- Massage rooms
- Gym
- Saunas
- Spa & wellness

\*Membership plan required.

*Let the good times roll at our Kids Park*

CHILDREN'S CENTER



*Feel like a professional athlete*

FITNESS CENTER



*Relax and rejuvenate with our spa treatments*

SPA CENTER



*Refresh your body and mind*

# TURKISH HAMMAM



Life is made up of moments.

To turn those moments into memories, you have to live them to the fullest.  
We as VistaMare, have worked to provide you with experiences that will  
enrich your lives.

We built a life of perfect, not stuck in 4 walls,  
and while doing this, we knew that quality  
cannot be left to chance and it is never a coincidence.  
Our project VistaMare, which emerged after days of hard work  
and meetings, invites you to experience the  
quality and exquisite view at every moment of the days.

*Thank you for your time.*