

PRE - SALE

DELONIX & JACARANDA

**March 2026
From 109 000 £**



DELONIX



JACARANDA



KOFALI PALMERA

PALMERA

Project Information:

A complex consisting of 9 blocks and 60 apartments is offered. The complex will be a part of the under construction tourist town the Garden of Eden where will be built Marina, closed sandy beach and the Hotel with a restaurant on the beach.

DELONIX & JACARANDO		Type of Apartments	Total Area
Project Area:	3 217 m2	Studio Penthouse	84 m2
Plot Area:	5 935 m2	1+1 Loft	80 m2
Rental Income:	696 800 £	2+1 Penthouse	147 m2
Construction Start Date:	March 2024	Type of Apartments	Price per m2
Construction Delivery Date:	March 2026	Studio Penthouse	2 018 £
Number of Parking Space:	63	1+1 Loft	1 937 £
Cost of the Whole Project:	8 452 000 £	2+1 Penthouse	2 380 £
Income from resale:	3 380 800 £	Type of Apartments	Price
		Studio Penthouse	109 000 £
		1+1 Loft	155 000 £
		2+1 Penthouse	219 000 £

Special Facilities Exclusively ONLY for our CUSTOMERS

MARINA

HOLIDAY ACTIVITIES

PRIVATE BEACH

HORSE RIDING CLUB

BEACH CLUB

HOTEL

RESTAURANT near by SEA

BASKETBALL COURT

AQUA PARK

POOLS

SPECIAL PLAYGROUND

CAFE

LANDSCAPED GREEN AREAS

MARKET

BAR

TENNIS COURT





FACILITIES

- 24/7 maintenance
- Communal pools
- Cafe
- Restaurants
- Sunbathing areas
- Landscaped gardens: fully designed & planted
- Playground for children
- Basketball Court
- Central generator system
- Parking space for each apartment
- Bicycle path

SPECIFICATIONS

- Heat & sound insulation
- Modern kitchen units
- Ideal standard fitted sanitary ware
- Worldwide known appliances: tabs & showers
- Choice of oversized porcelain flooring in kitchens/bathrooms
- 5 year Building Guarantee
- C30/37 concrete class and S420 steel bars will be used in building concrete carcass



- Full height suspended ceiling with led spot & strip lights in the all rooms
- Aluminium double-glazed sliding doors windows
- Luxury in suite wet-room shower & bathrooms
- Terracing with inbuilt lighting & power sockets
- Rooftop terrace
- High quality designer internal doors & contemporary entrance doors
- Off - street parking
- Kitchen White Goods and Furniture Products will be offered as an extra package



Kofali Construction – For 24 years, we have been running a unique company that combines not only the construction of real estate, but also the production of our own concrete, windows, doors and furniture. This approach gives us complete control over the quality and reliability of every detail of your future home.



24

Years of experience

25%

Construction


Northern

Cyprus

600+

Employees

WHY KOFALI CONSTRUCTION?

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- An aerial photograph of a coastal town, likely Kofali, showing a mix of residential buildings and a large, modern building under construction in the foreground. The town is situated on a peninsula with a clear blue sea and a bright blue sky. A grey arrow points from the town towards the text on the right.
- Construction guarantee
 - Own concrete service
 - Own windows and doors manufacturing company
 - Own furniture manufactory company
 - After sales service management
 - Investment opportunities
 - Government trust
 - Rich construction story

KARSIYAKA

- Sandy beaches
- Fresh air
- Mountains
- Parks
- Markets
- Embankments
- Panoramic views
- Government and private schools
- Restaurant



- Sardunya beach - 6 minutes away
- Necat British School - 10 minutes away
- Girne City center - 25 minutes away
- Hospitals - 30 minutes away
- Embankment Lapta - 7 minutes away
- Reservoir - 9 minutes away
- Ercan Airport - 1 hour away
- Merit hotel - 15 minutes away
- Camelot beach - 9 minutes away
- Nicosia Airport - 57 minutes away

YOUR *LIFE*
STORY IS
WAITING

**ONLY FOR KOFALI
RESIDENTS**



CONTACT US

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2024



KOFALI CONSTRUCTION

Mission and goals of the company

What we want to build in
Karsiyaka area

Company plans №1: KOFALI town

Factors that are taken into account in the construction of a tourist town

The most important things for a vacation in North Cyprus

An enclosed sandy beach where you can enjoy the crystal clear waters of the Mediterranean Sea.

Own Marina

For maritime adventurers, a convenient place to moor and service yachts and boats is provided.

Own hotel by the sea

Beautiful panoramic sea and mountain views creating a romantic and relaxing atmosphere

More than 100 donums of land

Our company has acquired over 100 donums of land in the Karsiyaka area and we have full rights to a stretch of coastline. This allows us to regulate access to this area and provide access only to our residents.

1 donum + 1 333 m2

8 projects

There are 8 different projects currently being developed in our town and each one will have its own unique infrastructure.

Service personnel

In our township, we will have 24/7 management ready to assist you and provide answers to any questions you may have at any time.

1 - Prossimo il Mare

2 - Sunland

3 - Palmera

4 - Delonix

5 - Jacaranda

6 - Upcoming project

7 - Luxury Girl

8 - 40 Donum (Marina - Private Beach)



MARINA



PRIVATE BEACH



HOTEL



SPORTS GROUNDS



RELAX



WITH RESPECT TO THE PAST
WE BUILD THE FUTURE

1. PROSSIMO IL MARE

Prossimo il Mare project, consisting of 20 townhouses with communal pool and private garden in each townhouse, which has been fully sold and exploited.

Starting prices: 95 000 £

Last price: 175 000 £

The price increase was 84.2%



Construction start date: January 2021

Project delivery date: December 2022

2. SUNLAND

Sunland project consisting of 10 3+1 and 4+1 villas with private pool and garden. At the moment 6 of them have been successfully sold and the project is fully operational

Starting price: £330,000

Last price: £495,000

The price increase was 79.5%



Construction Start Date: December 2021
Project delivery date: February 2023

3. PALMERA

The complex is being built in Aparthotel concept, which is the first large complex in Karsiyaka area. The complex will consist of 117 apartments, indoor and outdoor infrastructure.

Starting price: £146,000

Current price: £187,000

The price increase was 28%



Construction start date: January 2023

Project Completion Date: December 2024

This residential complex is an excellent choice for those interested in buying real estate in North Cyprus for investment purposes. Investors are offered Studio penthouses, 1+1 Loft apartments, 2+1 penthouses and 2 exclusive 3+1 penthouses.

A management company is ready to take on all the hassle of managing your property and renting it out.

Infrastructure of the complex:

- 2 outdoor swimming pools
- Restaurant
- Children's playground
- Pool bar
- Bicycle path
- Landscaped garden
- Parking lots
- Indoor heated swimming pool
- Mini bar
- Massage and relaxation area
- Sauna
- Turkish Hammam
- Sports hall
- CCTV camera system

