



**DEL MAR**

**PREMIUM**

SINCE 1992  
OVER 30 YEARS IN THE  
CONSTRUCTION INDUSTRY

**OS-HA**  
CONSTRUCTION

ALREADY BUILT  
MORE THAN 500 VILLAS, 20 PROJECTS  
AND 200 APARTMENTS



# Forbes

## **5 Affordable Places To Buy Property Abroad In 2024:**

1 Place: Northern Cyprus - 47%  
Savings Relative To The U.S. Market

# What's nearby?







# BEACHES



**SUPERMARKET'S**

20+



**NECAT BRITISH COLLEGE**  
Secondary School

7 KM

**NECAT BRITISH SCHOOL**



5+

**BANKS**



5+

**PHARMACIES**



5+

**SPA & BEAUTY**



3+

**BARBER**

**AMENITIES**





0.7 KM

EZİÇ LAPTA



0.6 KM

SHEVKET'S  
TRADITIONAL



1 KM

SILVER ROCKS



1.5 KM

DRIFTWOOD  
RESTAURANT  
& BEACH



2 KM

BLUESONG  
RESTAURANT



2 KM

VENİ VICİ

RESTAURANTS





1.5 KM

**COASTAL  
WALKWAY**



9 KM

**GILLHAM  
VINEYARD**



1.5 KM

**MARINA**



2.5 KM

**SCUBA DIVING**



1 KM

**BOWLING**



9 KM

**PARAGLIDING**

**ACTIVITIES**





HORSE RIDING



# ACTIVITIES





# HOTELS & CASINOS





# Our Project







# SEA AND MOUNTAINS VIEW

A 3D architectural rendering of a modern residential building. The building is a long, multi-story structure with a white facade and dark accents. It features a series of balconies with glass railings and a large swimming pool at the end. The building is set on a green lawn with a paved parking area containing several cars. The background shows a clear blue sky and a distant horizon line.

**PLAYGROUND,  
BOTANICAL GARDENS,  
AND FITNESS CLUB**



















































# FITNESS, YOGA & PILATES CENTRE



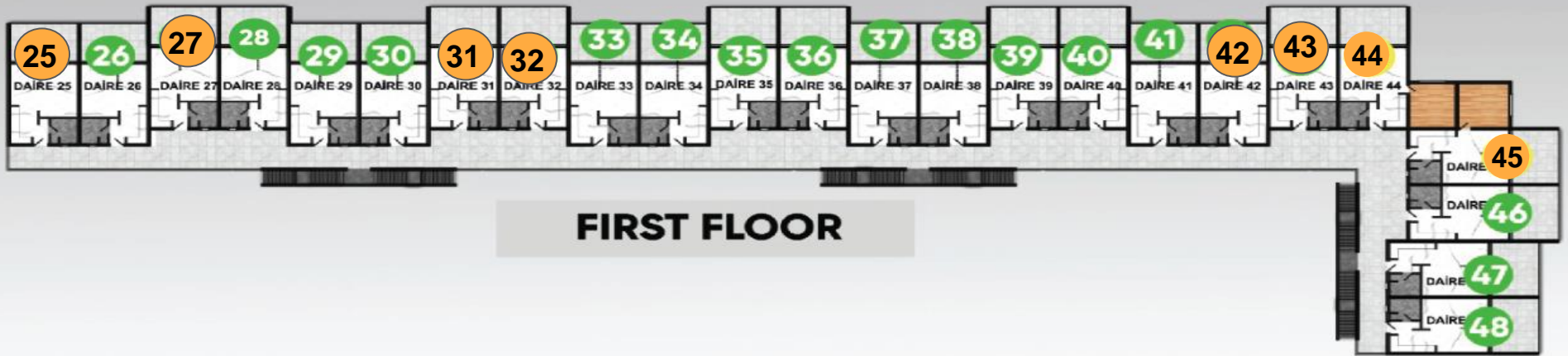
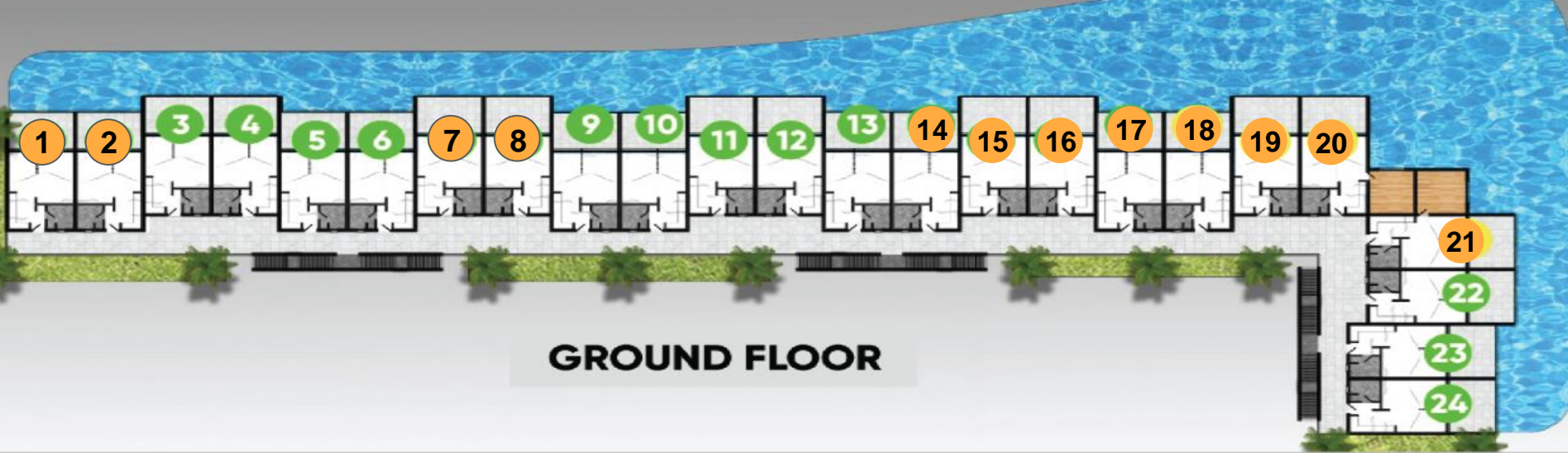
# Swimming Pool







**Outdoor children playground**





## GROUND FLOOR PRICE & AVAILABILITY LIST

APARTMENT NO	APARTMENT TYPE	FLOOR	CLOSED AREA M2	TERRACES M2	ROOF TERRACES M2	TOTAL USAGE AREA M2	POOL	PRICE	STATUS
1	Studio	GARDEN	41m2	18m2	<b>RESERVED</b>				
2	Studio	GARDEN	41m2	18m2	<b>SOLD</b>				
3	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
4	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
5	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
6	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
7	Studio	GARDEN	41m2	18m2	<b>RESERVED</b>				
8	Studio	GARDEN	41m2	18m2	<b>RESERVED</b>				
9	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
10	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
11	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
12	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
13	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
14	Studio	GARDEN	41m2	18m2	<b>RESERVED</b>				
15	Studio	GARDEN	41m2	18m2	<b>RESERVED</b>				
16	Studio	GARDEN	41m2	18m2	<b>SOLD</b>				
17	Studio	GARDEN	41m2	18m2	<b>SOLD</b>				
18	Studio	GARDEN	41m2	18m2	<b>RESERVED</b>				
19	Studio	GARDEN	41m2	18m2	<b>RESERVED</b>				
20	1+1	GARDEN	54m2	18m2	<b>SOLD</b>				
21	1+1	GARDEN	54m2	18m2	<b>SOLD</b>				
22	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
23	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available
24	Studio	GARDEN	41m2	18m2		59m2	COMMUNAL	£ 115,000	Available

FIRST FLOOR PRICE & AVAILABILITY LIST										
SOLD										
APARTMENT NO	APARTMENT TYPE	FLOOR	CLOSED AREA M2	TERRACES M2	ROOF TERRACES M2	TOTAL USAGE AREA M2	POOL	PRICE	STATUS	
25	Studio	PENTHOUSE	41m2	18m2	RESERVED					
26	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
27	Studio	PENTHOUSE	41m2	18m2	SOLD					
28	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
29	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
30	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
31	Studio	PENTHOUSE	41m2	18m2	RESERVED					
32	Studio	PENTHOUSE	41m2	18m2	RESERVED					
33	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
34	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
35	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
36	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
37	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
38	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
39	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
40	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 115,000	Available	
41	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 115,000	Available	
42	Studio	PENTHOUSE	41m2	18m2	SOLD					
43	Studio	PENTHOUSE	41m2	18m2	RESERVED					
44	1+1	PENTHOUSE	54m2	18m2	SOLD					
45	1+1	PENTHOUSE	54m2	18m2	SOLD					
46	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
47	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	
48	Studio	PENTHOUSE	41m2	18m2	41m2	100m2	COMMUNAL	£ 130,000	Available	



# INTERIOR SPECIFICATION



- High level kitchen cabinets and Granite kitchen worktop
- 60/120cm high quality floor tiles
- Toilet integrated in the walls
- High quality taps and showers

- High quality aluminium sliding doors and double glazed windows
- 3 meters high suspended ceiling height + spotlights
- Glass fence balcony

# ROOF TERRACE SPECIFICATION



- BBQ place, bar, kitchen sink
- Aluminum cabinets (storage) under the bar
- Shower on a roof terrace

- Aluminium pergola with wood effect colour
- Electrical sockets and lights
- Optional Jacuzzi or pool or artificial grass



# Maintenance and Service Fees

- Swimming Pool Maintenance
- Gardening Maintenance
- Site Maintenance
- Stand-by generator system
- Security Camera System

**Studio: £80 per month**

**1 Bed: £100 per month**



## RENTAL SERVICES

- Advertising, finding customers
  - Check-in / check-out
  - Cleaning before and after renting
  - Housekeeping
  - Dry cleaning
  - Rental car service
  - Airport transfer
- **30% management commission**
  - **70% monthly paying to owner**



# PAYMENT PLAN

**Reservation Fee:**  
£2000 for 2 weeks  
£5000 for a month

## **Option 1**

35% down payment  
65% monthly/quarterly  
Until key handover  
December 2025

## **Option 2**

50% down payment  
50% until key handover  
December 2025  
8% Rental Guarantee  
for 1 year

## **Option 3**

100% payment  
8% Rental Guarantee  
for 1 year  
5% discount or 6%  
cash back

# TAX & FEES

- **0.5 %** Stamp Duty - calculated against the sale value
- **6 %** Title Transfer Tax - on registration
- **5 %** VAT - on possession
- **6 %** Title Transfer Tax - on the transfer of title deed

## Electricity Infrastructure

Contribution towards the  
electricity infrastructure  
**£1500 GBP**



## Water Connection

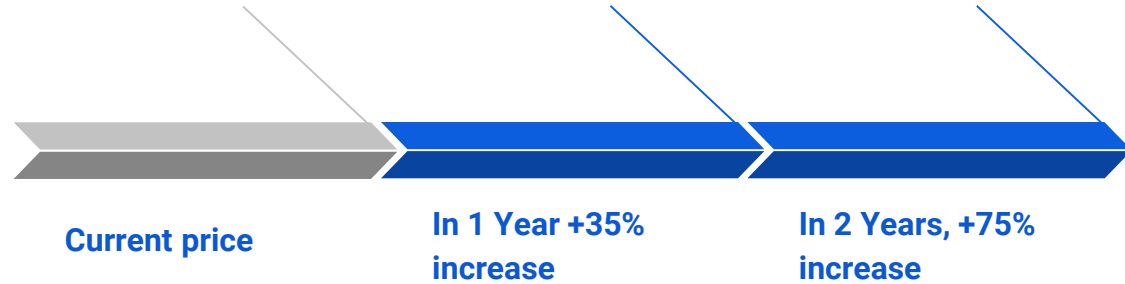
Contribution towards the  
water infrastructure  
**£1500 GBP**



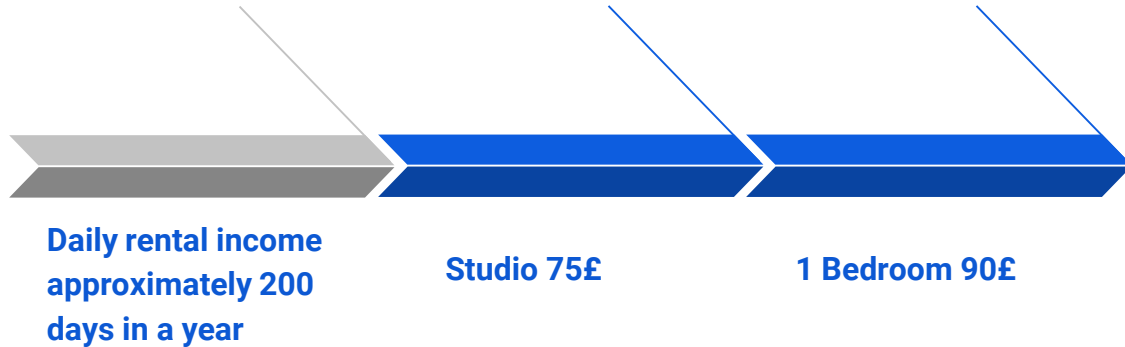


# EXPECTED FUTURE PRICES

- For Sales:



- For Renting:



## Studio Garden

**Now: 115,000£**

35% in 1 year: **155,000£**

**75%** In 2 years: **201,500£**

## Studio Penthouse

**Now: 130,000£**

35% in 1 year: **175,000£**

**75%** In 2 years: **227,500£**