



RAMAT

DEVELOPMENT



MERIT DIAMOND HOTEL



MERIT LIMAN HOTEL-CASINO & NIMA LOUNGE



MERIT TRIO TOWERS



RAMAT
DEVELOPMENT

Ramat Development, founded in partnership with Arabacıoğlu and Simetri, has been constructing investment projects in the TRNC since 2018 by using their experience and knowledge gained in various countries and special projects.

SİMETRİ



E. ARABACIOĞLU
İNŞAAT LTD.



RIZOKARPASO HOMES



ARABACIOĞLU PLAZA



THE LAND OF LEGENDS



THE SENSE DELUXE HOTEL



THE LAND OF LEGENDS -
Dolphinarium & Theme Park



TUI SENSIMAR SIDE RESORT HOTEL



WATER PLANET HOTEL

RAMAT
DEVELOPMENT



MERCEDES - BENZ



AKDENIZ HOSPITAL



ART RESIDENCE



VOGUE HOTEL SUPREME - THEME PARK



Merit Trio Towers



La Gardeya Villalari



Deniz Konultari



Arabacioglu Plaza



Merit Diamond



Tui Sensimar Side Resort Hotel



The Sense Delux Hotel



Dolphinarium & Theme Park



AVM & Kule



SIMETRI

İNŞAAT TASARIM TURİZM LTD. ŞTİ.

Kingdom Hotel



Liman Hotel-Casino



Merit Royal Imperial



Art Residence





RIZOKARPASO

HOMES KARPAZ





RIZOKARPASO
HOMES KARPAZ





Kayalar

Girne, Kyrenia

Dipkarp

Yeni İskele Τρίκωμο

Nicosia Λευκωσία Ercan Airport

Cyprus

Gazimağusa Αμμόχωστος

Αγία Νάρα Αγ. Νάπκα

Larnaca Airport

A1 Larnaca Λάρνακα

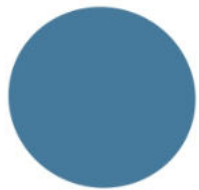
A3

Paphos Airport

Limassol Λεμεσός

A6

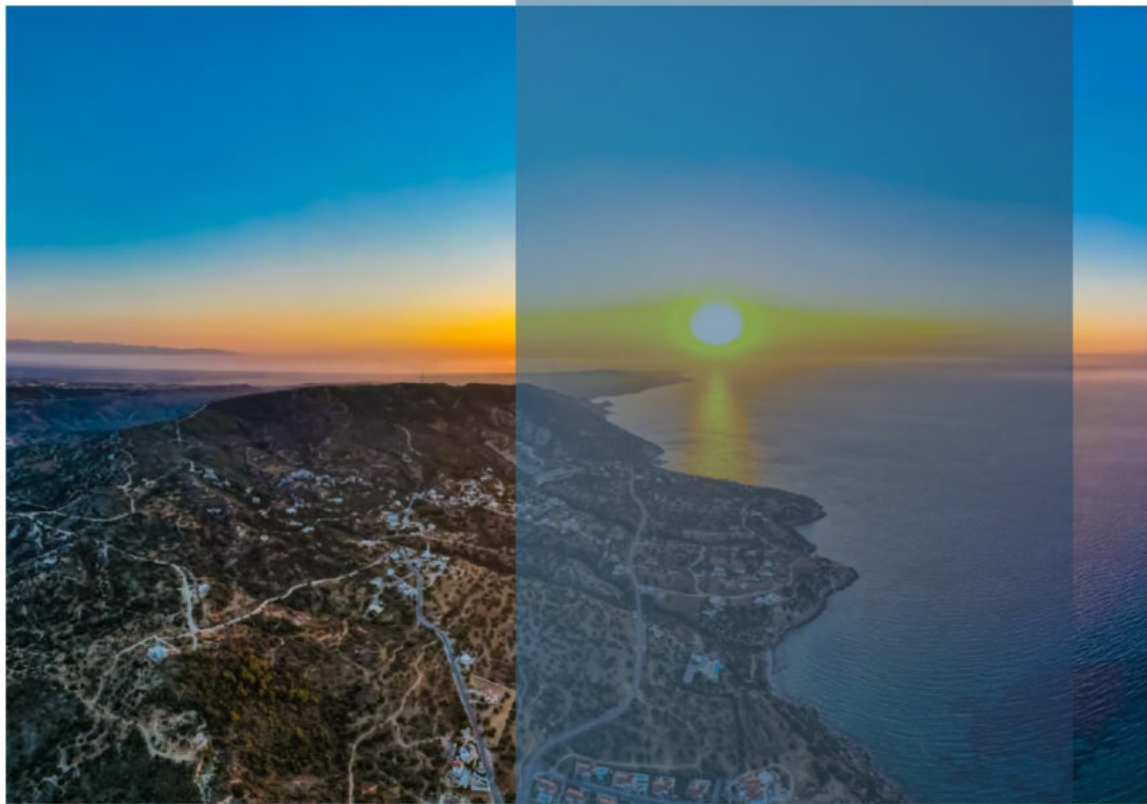




ORGA VILLAGE



This village is situated on the northern coast of the Kyrenia district. The origin of the name is obscure, Jack Goodwin suggests that the village may have been named after its first inhabitant, a woman name "Orka." The current name Kayalar was adopted by Turkish Cypriots after 1974. It means . -orga- comes from Greek, where it has the meanings "tool; body organ; musical instrument.







ORGA HOMES
KAYALAR











































ORGA HOMES IS YOUR NEW LIFE

ORGA HOMES is located in Kayalar which is a small village in Kyrenia District located in northern Cyprus and the favorite investment region of TRNC. Our project, which takes its name from the previous name of the Kayalar, is located on the hillside with a unique sea and sky view. In this project, inspired by the Mediterranean architecture, you can start the day with the chirping of birds in a peaceful nature full of olive trees, and enjoy the sunset on the terrace at the highest point of the land. Each residence's infinity pool with its own sea view and spacious indoor and outdoor spaces are prepared for you by considering the high quality of materials and workmanship.

- A beach located in the bay that is exclusive to ORGA
- 7/24 Security
- Tennis Court
- Sunset Lounge and Infinity Swimming Pool



SO MUCH TO ENJOY ALL AROUND

- Bellapais Village and Abbey-10 minute drive
Explore the breath-taking 13th Century Abbey, perfect for those in search of beauty, history and culture.
- Korineum Golf & Beach Resort – 20 minute drive
Enjoy the 18-hole international standard golf course at one of Europe's finest locations.
- Gillham Vineyard Hotel – 5 minute drive
Discover the magic of the complete wine making process, from planting of the vines to the final production.
- Merit Hotels & Casino – 20 minute drive

Infinity Suit



Infinity Suit

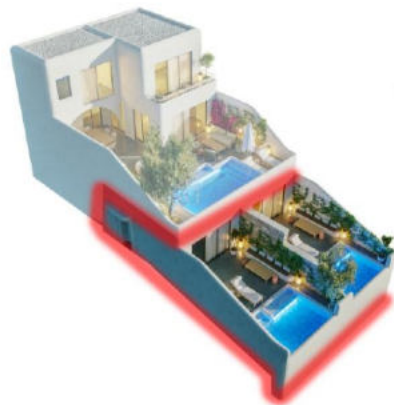
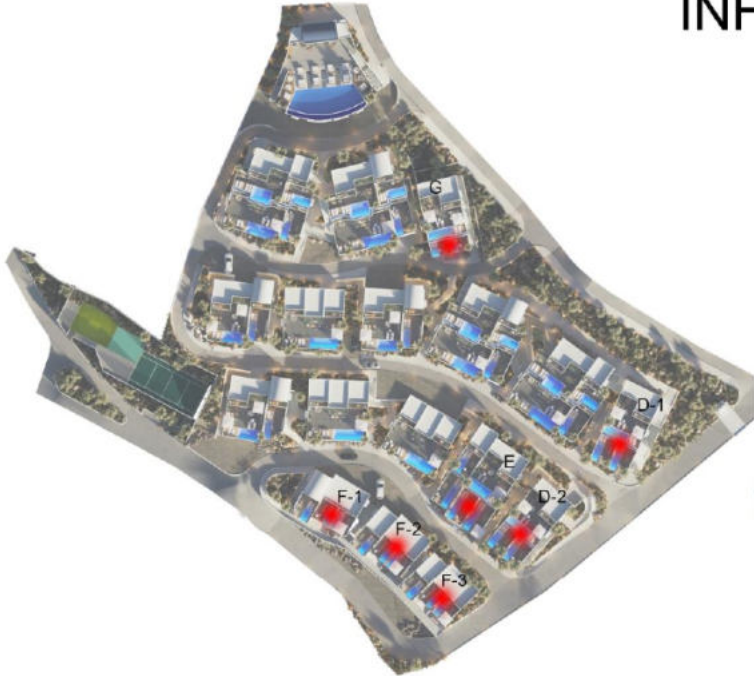


INFINITY SUIT



LIVINGROOM 33.5 sqm.
BATHROOM 5.5 sqm.

TOTAL 39 sqm.
TERRACE&POOL 40 sqm.



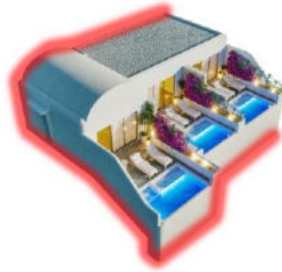
TYPE - D



TYPE - E



TYPE - G



TYPE - F



Junior Villa



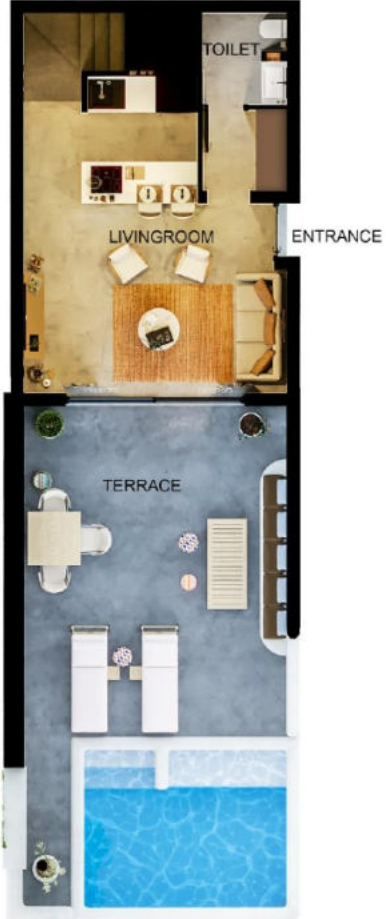
Junior Villa



Junior Villa



JUNIOR VILLA



GROUND FLOOR

LIVINGROOM 33 sqm.
 TOILET 5 sqm.
 CIRCULATION 5 sqm.



FIRST FLOOR

BEDROOM 18 sqm.
 BATHROOM 8 sqm.
 BALCONY 8 sqm.
 CIRCULATION 8 sqm.

TOTAL 85 sqm.
TERRACE&POOL 55 sqm.



TYPE - A



TYPE - B



TYPE - E



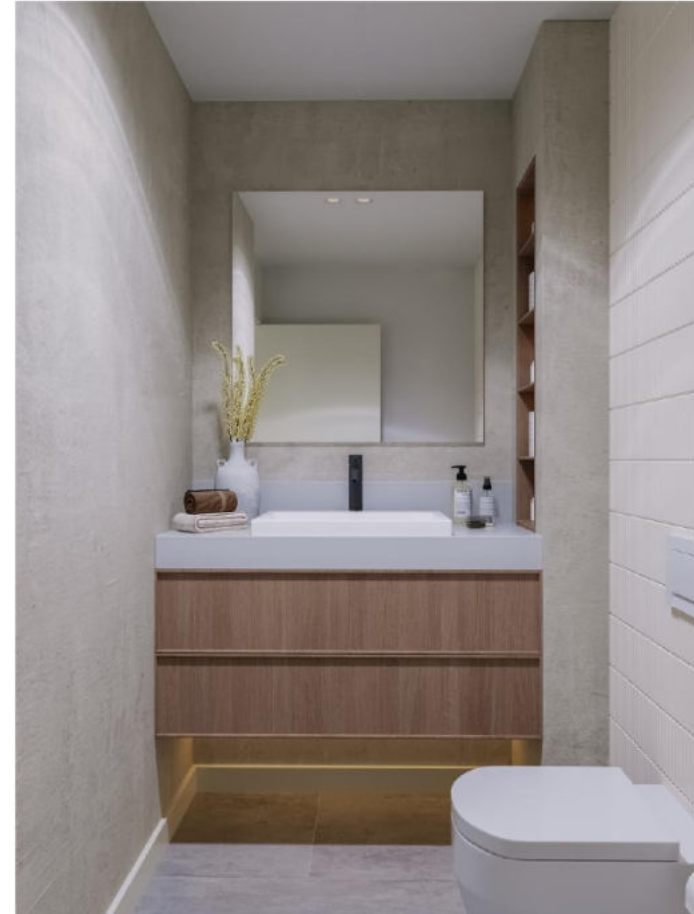
Premium Villa



Premium Villa



Premium Villa



PREMIUM VILLA



GROUND FLOOR

LIVINGROOM 27.50 sqm.
 KITCHEN 16.50 sqm.
 TOILET 2.50 sqm.



FIRST FLOOR

MASTER BEDROOM 18.50 sqm.
 BATHROOM 8.00 sqm.
 BEDROOM 15.00 sqm.
 BATHROOM 7.00 sqm.
 BALCONY 8.00 sqm.
 CIRCULATION 7.00 sqm.

TOTAL 116 sqm.
 TERRACE&POOL 125 sqm.



TYPE - A

TYPE - B

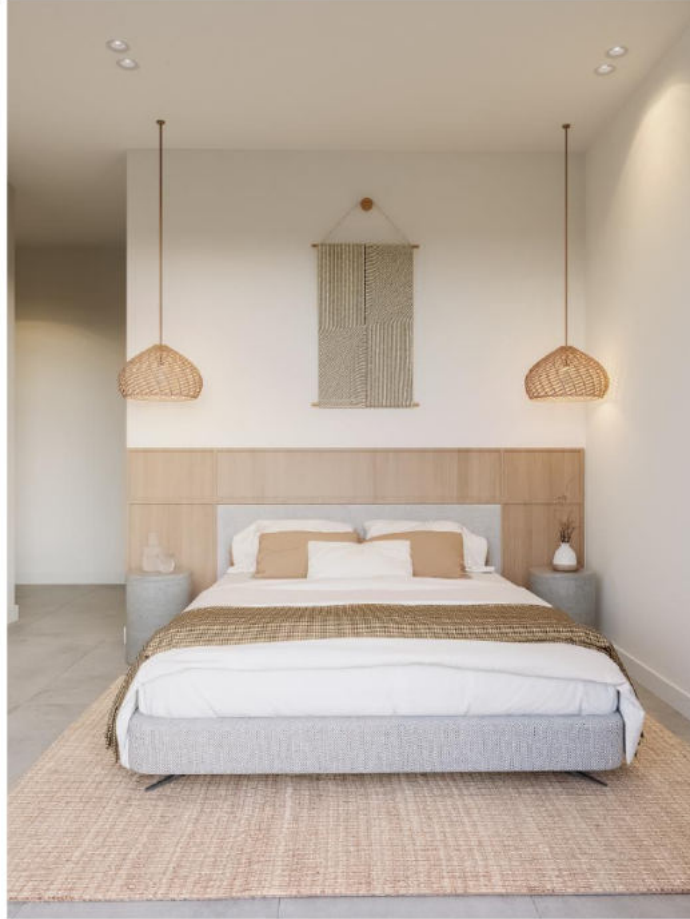
TYPE - D



TYPE - E

TYPE - E

Elite Villa



Elite Villa



Elite Villa



Elite Villa



ELITE VILLA



GROUND FLOOR

LIVING ROOM	30.00 sqm.
DINING ROOM	16.50 sqm.
KITCHEN	18.00 sqm.
TOILET	3.50 sqm.
CIRCULATION	9.00 sqm.



FIRST FLOOR

MASTER BEDROOM	26.00 sqm.
BATHROOM	6.00 sqm.
BEDROOM 1	21.50 sqm.
BATHROOM 1	7.00 sqm.
BEDROOM 2	26.00 sqm.
BATHROOM 2	6.00 sqm.
BALCONY 1	8.00 sqm.
BALCONY 1	8.00 sqm.
CIRCULATION	14.00 sqm.

TOTAL 216 sqm.
TERRACE&POOL 160 sqm.



TYPE - A



TYPE - C



HIGH - END SPECIFICATIONS

- *Lacquered and wood veneered kitchen cabinets with specially designed handles and high quality interior accessories
- *Quartz countertops
- *Wooden veneer, bathroom cabinet with high quality interior accessories, semi-built-in ceramic washbasin
- *Tempered laminated glass shower cabins
- *Porcelain ceramic & decorative paint wall covering
- *Modern design lacquered white painted interior and exterior doors
- *Fixed furniture with lacquered frame, cover, design handles
- *Sliding aluminum, double glazed windows and doors
- *Plasterboard suspended ceiling, recessed spot lighting
- *Inverter air conditioner and infrastructure in all rooms
- *Underfloor heating system infrastructure in all areas
- *Common use facility with infinity pool
- *All flats with a view, terrace, private pool, private entrance
- *Tennis court
- *Private beach area for the residents
- *Thermal insulation
- *External EPS heat insulation system



INCLUDED

- *All fixed furniture
- *Dishwasher, washing machines, refrigerator, bakery

NOT INCLUDED

- *Movable furniture (tv unit, headboard, nightstand, all sofas and chairs, dining table, coffee table)
- *TV
- *Curtains
- *Carpets
- *Transfer tax
- *VAT
- *Maintenance Fee
- *Pool Maintenance Fee
- *Electric meter
- *Transformer Cost
- ** Dues include generator, garden maintenance, common area hard floor paint maintenance

Additional Charge

İntikal Vergisi : %3 (ilk ev için) %6 (ikinci ev için)

Transfer tax : %3 (for first house) %6 (for second house)

KDV : %5

VAT : %5

Aidat : 50 GBP (1+0) – 70 GBP (1+1) – 80 GBP (2+1) – 100 GBP (3+1)

Maintance Fee : 50 GBP (1+0) – 70 GBP (1+1) – 80 GBP (2+1) – 100 GBP (3+1)

Havuz Bakım : 50 GBP (1+0 – 1+1) – 60 GBP (2+1) – 70 GBP (3+1) (isteğe bağlı)

Pool Maintance Fee : 50 GBP (1+0 – 1+1) – 60 GBP (2+1) – 70 GBP (3+1) (optional)

Su Sayacı : 160 GBP

Water meter : 160 GBP

Elektrik sayacı : 350 GBP

Electric meter : 350 GBP

Trafo Bedeli : 2.500 GBP

Transformer Cost : 2.500 GBP

****Aidata jeneratör, bahçe bakımları, ortak alan sert zemin boya bakımları dahildir.**

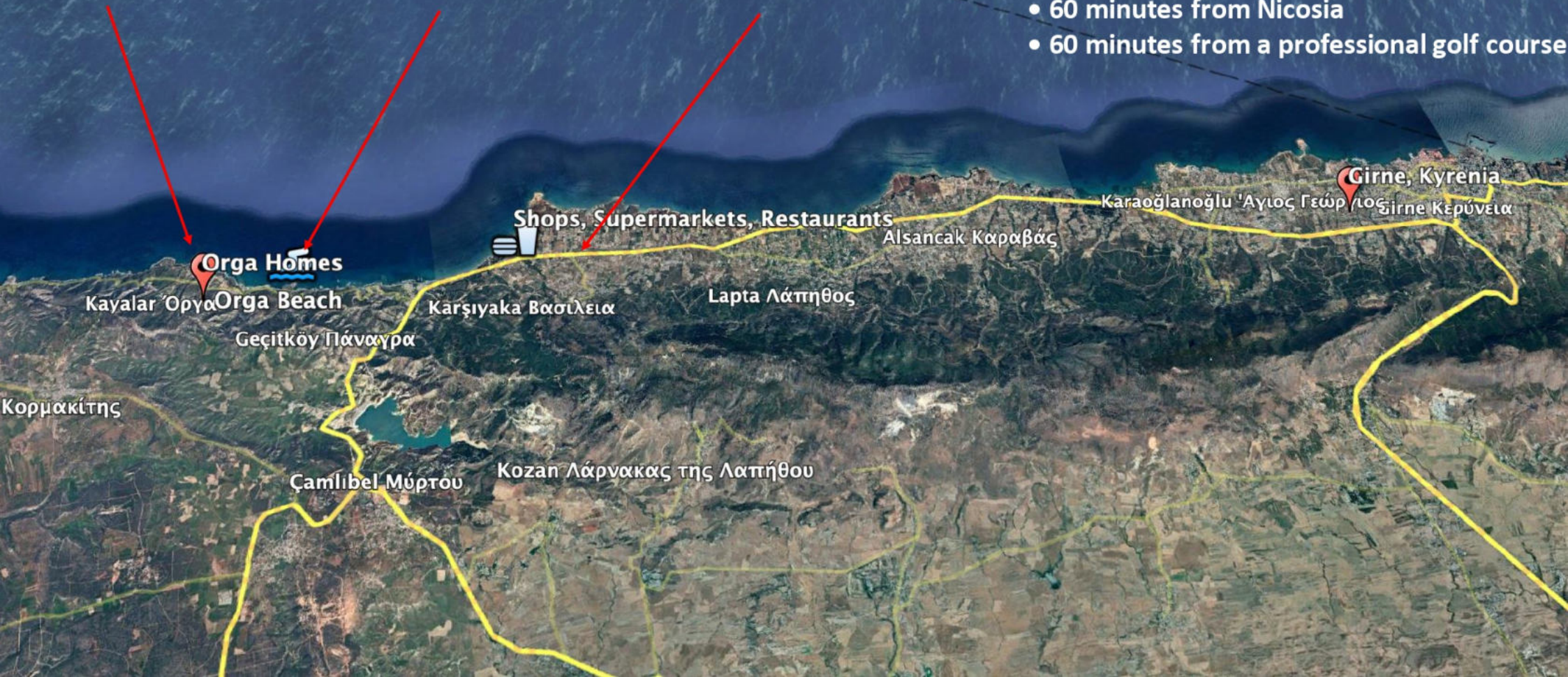
**** Dues include generator, garden maintenance, common area hard floor paint maintenance.**

Maintenance Fees





- 70 minutes drive from Ercan Airport
- 90 minutes away from Larnaca Airport
- 25 minutes from Girne City center
- Sandy beach is within a 4 minute
- beautiful fishing marina for boats.
- 60 minutes from Nicosia
- 60 minutes from a professional golf course





CAFE/RESTAURANT

RESTROOMS

SHOWER/DRESSING AREA

BEACH AREA

SEA WATER
INFINITY POOL

LOUNGE AREA

VIP AREA



ORGA BEACH





























MANAGEMENT SERVICE



House-Keeping Service



Airport Transfer



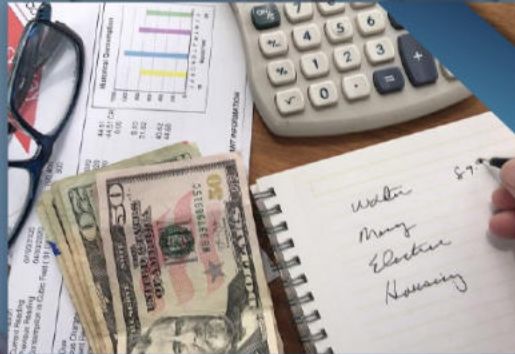
Car Rental Service



Checking the Apartment



Repair Work



Paying Bills



Laundry Service



Rental Management

RENTAL MANAGEMENT



- ✓ Advertising
- ✓ Providing with towels, linen
- ✓ Key Holding
- ✓ Check-in and Check-Out
- ✓ Taking Deposit
- ✓ Cleaning Before and After
- ✓ Creates Inventory List

ORGA HOMES LOCATION



A person wearing a white dress shirt and a striped tie is shown from the chest down, sitting at a desk and typing on a silver laptop. The scene is dimly lit and has a blue color cast. The text "Thank you!" is overlaid in the center in a white, elegant serif font.

Thank you!