



*Building Trust for over 20 Years*

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## *About Kensington*

Kensington is a leading North Cyprus property developer, of over 20 years, offering an impressive portfolio of existing projects.

These include Thalassa Beach Resort & Spa, Karpasia by the Sea, Karpasia Elite, Olive Grove, and Savyon Village. Our portfolio holds a total of around 3,000 residential units of all types and sizes, providing those who wish to invest in property in North Cyprus with an unparalleled choice of luxury villas and apartments.

Equally important is our approach to design and quality. Kensington properties are distinguished by their innovative design, style, quality and high functionality.



## *North Cyprus Stats & Facts*

- Cyprus is the third largest island in the Mediterranean, and Northern Cyprus lies directly 70 km south of the Turkish mainland.
- The climate is described as “intense Mediterranean” – this means that, in general, the island enjoys short mild and temperate winters and very long hot summers.
- The main economy drivers in North Cyprus are tourism, construction and education.
- The country has a population of approx. 400,000 (last census 2011)
- The main currency is the Turkish Lira, however, GBP Sterling, US Dollars and Euros are all accepted forms of currency.
- Ercan International Airport in the north flies via Turkey to many worldwide destinations, with Larnaca International Airport available in the south. Ferry travel is also available from North Cyprus to the Turkish mainland.



## *The Location*

Set within an enviable coastal location, in the increasingly popular area of Tatlisu, K-Islands follows the contours of the landscape stretching from road to sea.

Tatlisu, meaning 'sweet water', is a location full of history and interest. Laying 40km east of Girne/Kyrenia covering around 22km of northern coastline. Such is the history here that many believe that Tatlisu was home to the first and oldest settlement in North Cyprus, nearly 10,000 years ago.

As well as it being a major area of historical interest, you will also find modernity with the Korenium Golf course around 20 minutes drive, featuring a wonderfully panoramic 18-hole championship golf course.



# Tathisu



- Ideal family living location
- Peaceful coastal location
- 40 minute drive to Girne/Kyrenia town
- 30 minute drive to Lefkoşa city
- 15 minute drive from 18-hole championship standard golf course & beach resort
- Some of the best local beaches in North Cyprus
- Good quality local restaurants, markets, pharmacy, banks and facilities





## *Our Clients*

Kensington understands that everyone has their own thoughts and ideas when looking to buy a property here in North Cyprus. With clients looking to just relax and kick back for their holidays, or those wanting a return on their investment, whether through capital growth or rental income, and those whose ideal is to eventually retire and relocate to their home in the Mediterranean, everyone has their reasons and aspirations for why and what they purchase.





*Did you ever wonder what it would be like to live in a peaceful, nature driven and inspired resort style residence?*

Where care has been given to every detail, and attention to environment has been the ethos for K-Islands and how property owners will really feel a part of something very special.

Allow yourself the space and comfort to relax and read about our wonderful new project K-Islands - where we have brought to you a project which will be as fresh in design as it is in location. Offering you a lifestyle property that combines both interior indulgence with incredibly fresh architectural design, both inside and outside, as well as a resort-concept that encompasses and blends within a varied and interesting landscape. A resort solely of low level residences enabling you to further enjoy the locality and its surroundings.

K-Islands will be for everyone - if you want to find a quiet place, you will find one, if you want to be active and take advantage of all that is on offer, feel free to indulge. Whether you are a tech-nomad, a retiree, or a family wanting to experience superb facilities, there is something for you. A place of activity or a place of nature and peace, you are free to choose.

The logo for K-Islands Luxury Resort is displayed on a dark teal rectangular background. It features a large, stylized white letter 'K' on the left. To the right of the 'K', the word 'ISLANDS' is written in a bold, white, sans-serif font. Below 'ISLANDS', the words 'Luxury Resort' are written in a smaller, white, italicized serif font.

**K ISLANDS**  
*Luxury Resort*



## *The Project*

K-Islands will feature six, very unique and individually inspired islands, each with its own distinctive theme and flavour. Choose from an absolutely stunning range of totally modernistic yet homely properties, with so many types to choose from around K-Islands. Wake up within sumptuous mediterranean and sub-tropical gardens, with palms trees swaying gently in the breeze, walk out on to your terrace, no matter what property you own, and enjoy the views and ambience. Take a dip in your pool, and relax to the sound of the cascading water around you.

K-Islands is a place in which you can live every day differently. Wake up and find your own space to lose yourself in a book for the day, or spend hours enjoying all the facilities the resort can offer. If you need to work, you can, if you want to get some serious or light exercise utilise the various outdoor and indoor spaces available to you.

The resort has been designed to offer you amazing views of the lagoon and landscaped garden areas. With low level density of construction, you will feel the space both around the resort and above you, with wide open vistas of the stunning surroundings.

There has been great care to create a unique ambience at K-Islands, where you will really feel as if you are living on a island, away from the rest of the world.



The focus of our resort is based upon health and wellness, and there will be no better place to feel this in everything around you, here at K-Islands. From the beautiful promenade along the river bed to the sea and sandy beach cove, or the bicycle path, to the high quality amenities and facilities, you will feel a better version of yourself.

And, it's not just the resort and its ability to make you feel at home, our properties are quite unique too. Whether you own a studio or a luxury villa inside of the lagoon, the quality of construction and finishing will also make you feel special. Each and every property will be built to a high standard, offering high ceilings to capture light and space, with floor to ceiling windows. High quality fixtures and fittings are standard, with choices of flooring and ceramics. Floor heating will be installed to bathrooms, and rooftop terraces will come with private plunge pools, summer outdoor kitchens, showers and BBQ areas.

Our on-site teams are available to you for those all important details and tasks such as laundry, booking a taxi or offering your guests a warm welcome. Just ask and we can accommodate. The K-Islands app makes it all so easy.



# *Property Types*

## *Studios*

Beautifully designed to blend into the landscape, and generously proportioned are these cubist and minimalist style studio apartments. Choose from Island or Garden Residence properties, ground floor or first floor - a limited selection are available with their own roof top terraces and sanctuary plunge pools.

## *1 and 2 Bedroom Garden or Lagoon Apartments*

Choose from a selection of stylish 1 or 2 bedroom apartments, set within lagoon locations with pool or garden areas.



## *1 Bedroom Island Townhouses*

Set over 2 levels, with bedroom to the top floor, with private plunge pool and access to roof top terrace.

## *1 Bedroom Island Penthouse Apartments*

A selection of superb penthouse apartments with plunge pool and roof top terrace.

## *1 Bedroom Villas*

A tropical vibe, these exceptional villas are set within the lagoon areas - your own private villa with your own private pool area.



## *Amenities & Facilities*

We have ensured that whatever you like to do, we have something for you. If you want to be active there is plenty to enjoy that is both exhilarating and recharging. If you want to simply be by yourself, in open space and enjoy the perfect place to relax and reenergise, you will find your place. All our amenities will be suited to their environment, located in areas that flow with the landscape and blend seamlessly within it.

Our facilities and the teams available to you at K-Islands offer varied and all encompassing services which will allow you to offload those unwanted duties and chores, so that you are able to just enjoy time to yourself, knowing you are in safe hands.

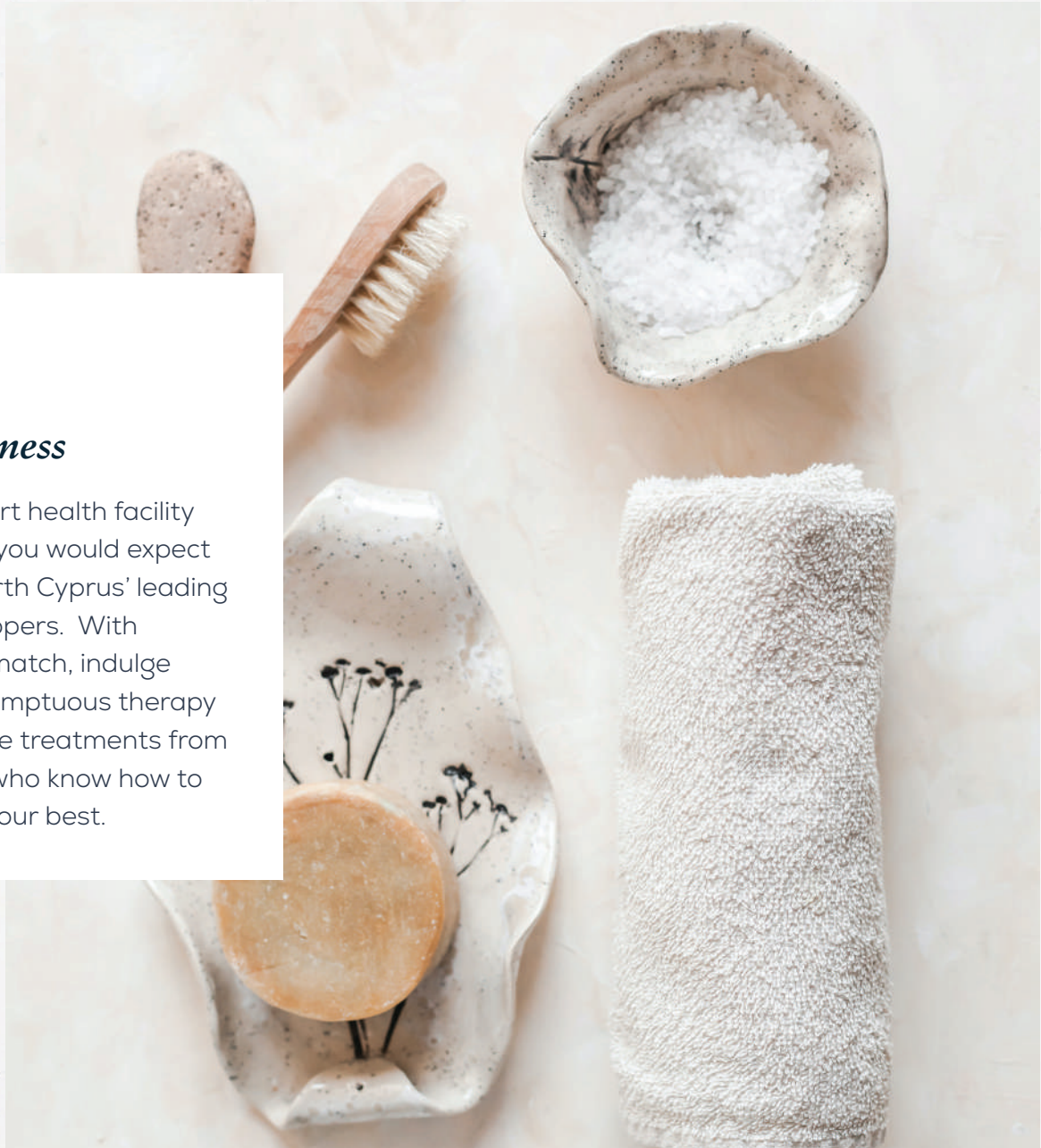


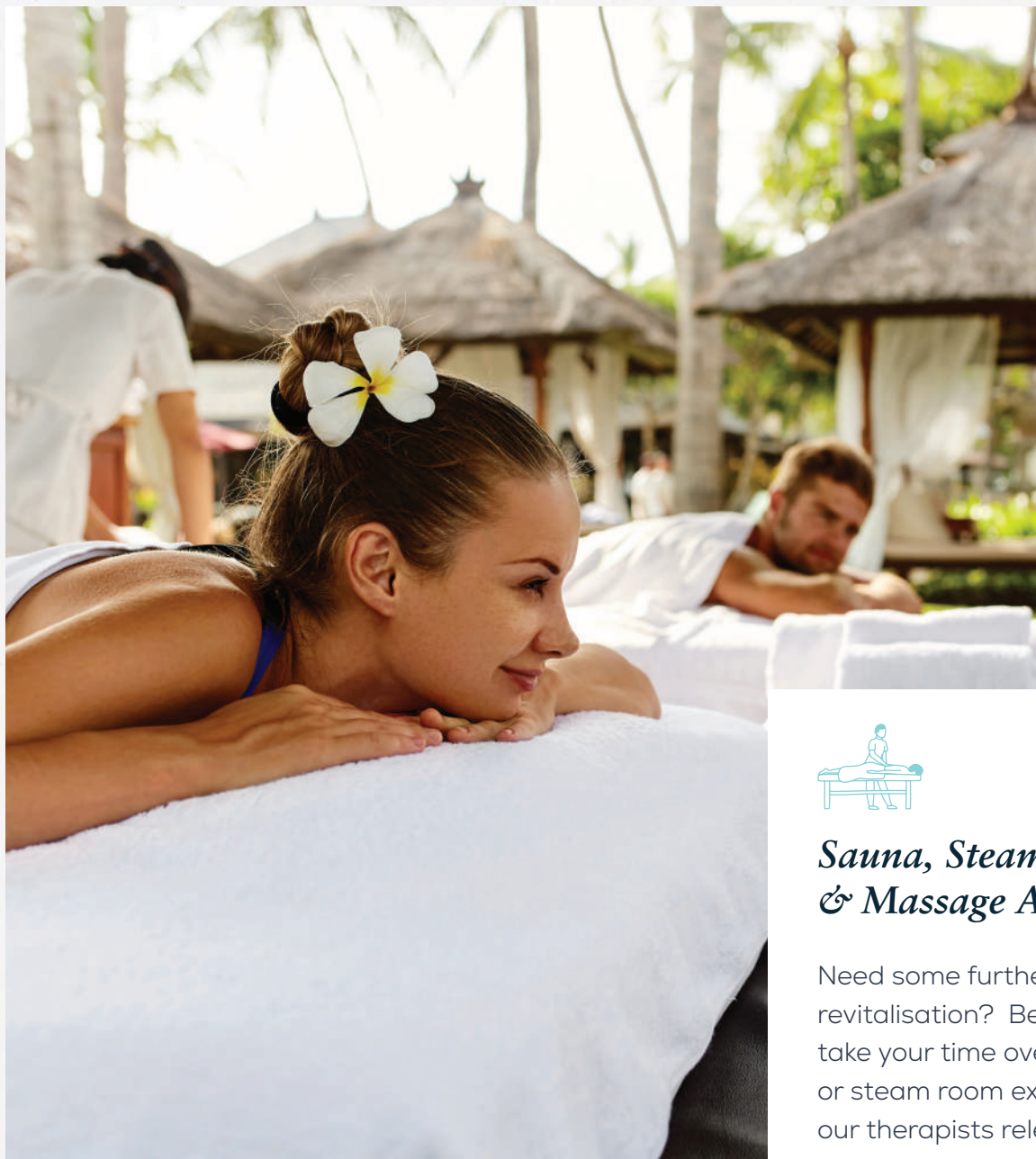




## *Spa & Wellness*

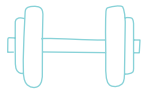
A state of the art health facility with the luxury you would expect from one of North Cyprus' leading property developers. With treatments to match, indulge some time in sumptuous therapy rooms to receive treatments from our therapists who know how to make you feel your best.





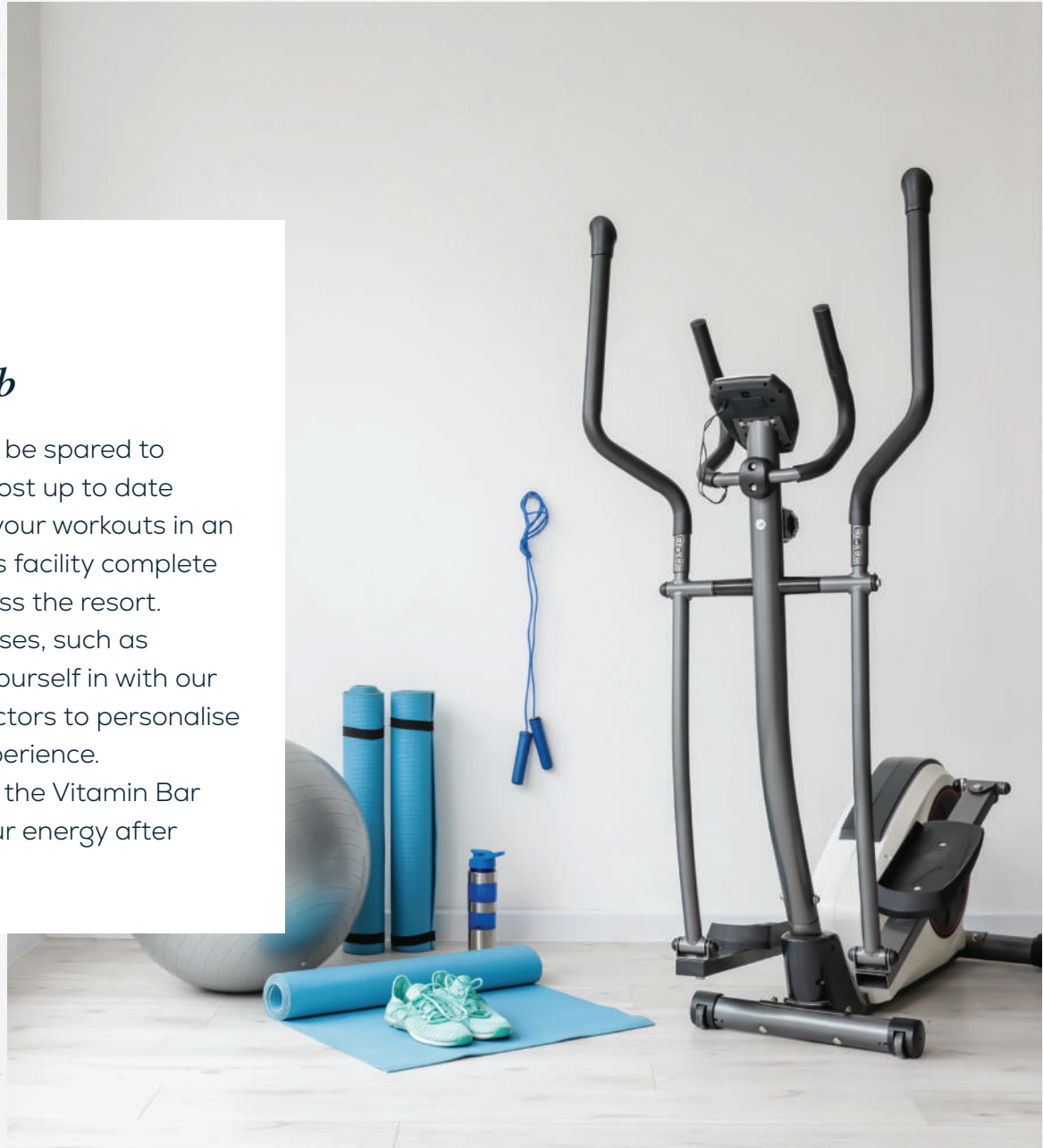
### ***Sauna, Steam Room & Massage Area***

Need some further relaxation and revitalisation? Be our guest and take your time over a long sauna or steam room experience and let our therapists release tension with a massage.



## ***Fitness Club***

No expense will be spared to offer you the most up to date equipment for your workouts in an exclusive fitness facility complete with views across the resort. Join group classes, such as yoga, or book yourself in with our qualified instructors to personalise your fitness experience. Have a drink at the Vitamin Bar to replenish your energy after your session.







## *Club House*

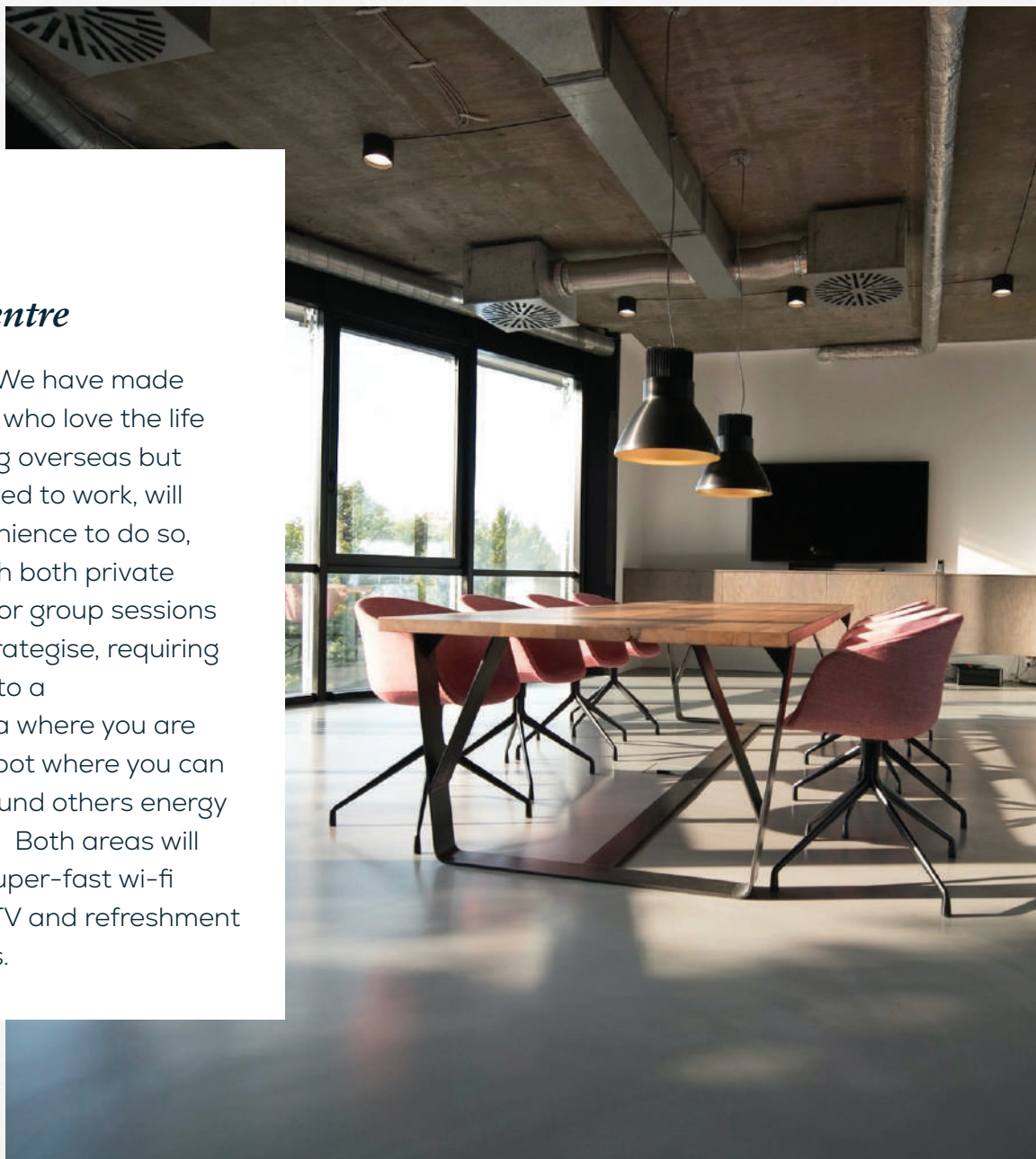
We really want you to enjoy the company of other residents and guests here at K-Islands. Join one of the organised events from cookery demonstrations to talks and entertainment for an evening, make friends, relax and enjoy.

The club house will also include a media lounge where you can sit back in furnished comfort and watch a movie, or take a book from the library, try your hand in our art studio, or leave the kids to enjoy the indoor games room complete with playstation.



## *Business Centre*

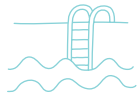
Need to work? We have made sure that those who love the life of travel or living overseas but still have the need to work, will have the convenience to do so, in comfort. With both private meeting room for group sessions to focus and strategise, requiring ultimate focus, to a co-working area where you are free to take a spot where you can enjoy being around others energy whilst you work. Both areas will be fitted with super-fast wi-fi access, Smart TV and refreshment making facilities.





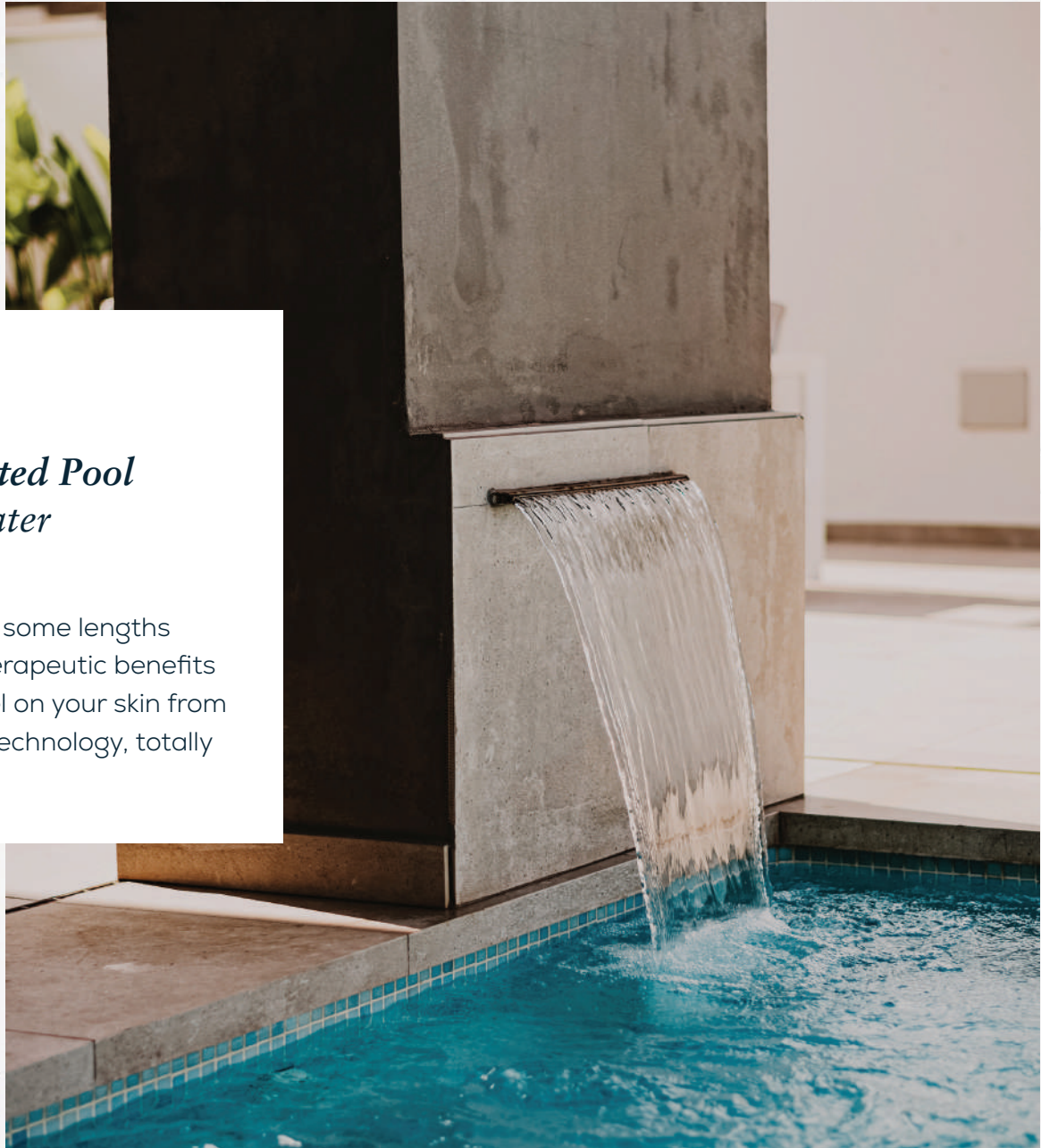
## *Restaurant*

K-Islands would not be complete without the perfect place to unwind and dine. Whether you would like the full mediterranean a la carte experience or just a wholesome, healthy and filling meal, along with some fine wine or a cold beer, your appetite will be satisfied, whether it be breakfast, lunch or dinner.



## *Indoor Heated Pool with salt water technology*

Kick back, swim some lengths and feel the therapeutic benefits that you will feel on your skin from the salt water technology, totally refreshing.





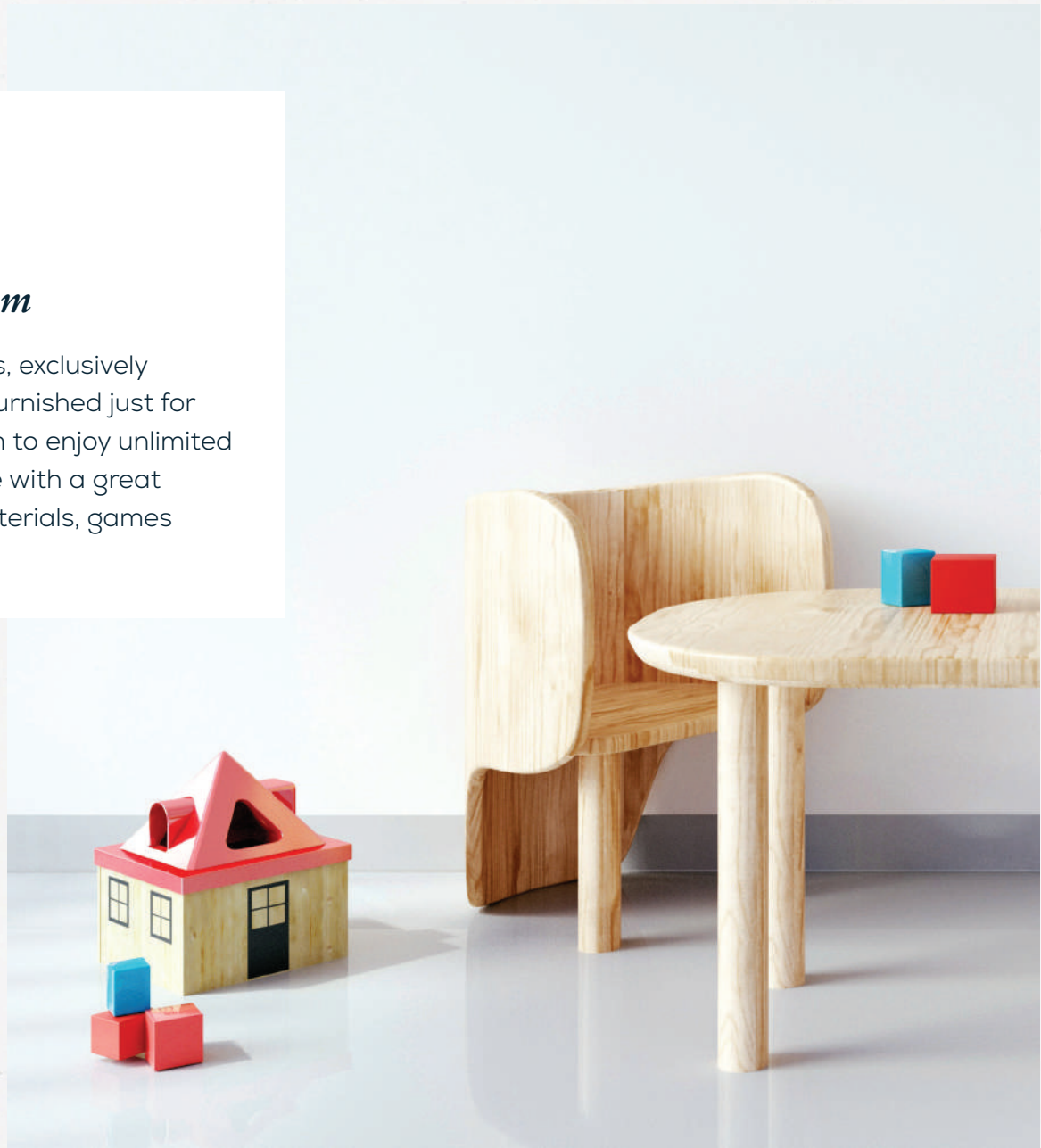
### *K-Café & Coffee Bar*

Why not enjoy an energising start to your day with a speciality blend coffee and an artisan pastry. There is nothing better than a small indulgence whilst watching the sun rise over such a perfect location.



## *Children Games Room*

Created for kids, exclusively designed and furnished just for kids. Allow them to enjoy unlimited indoor playtime with a great selection of materials, games and toys.





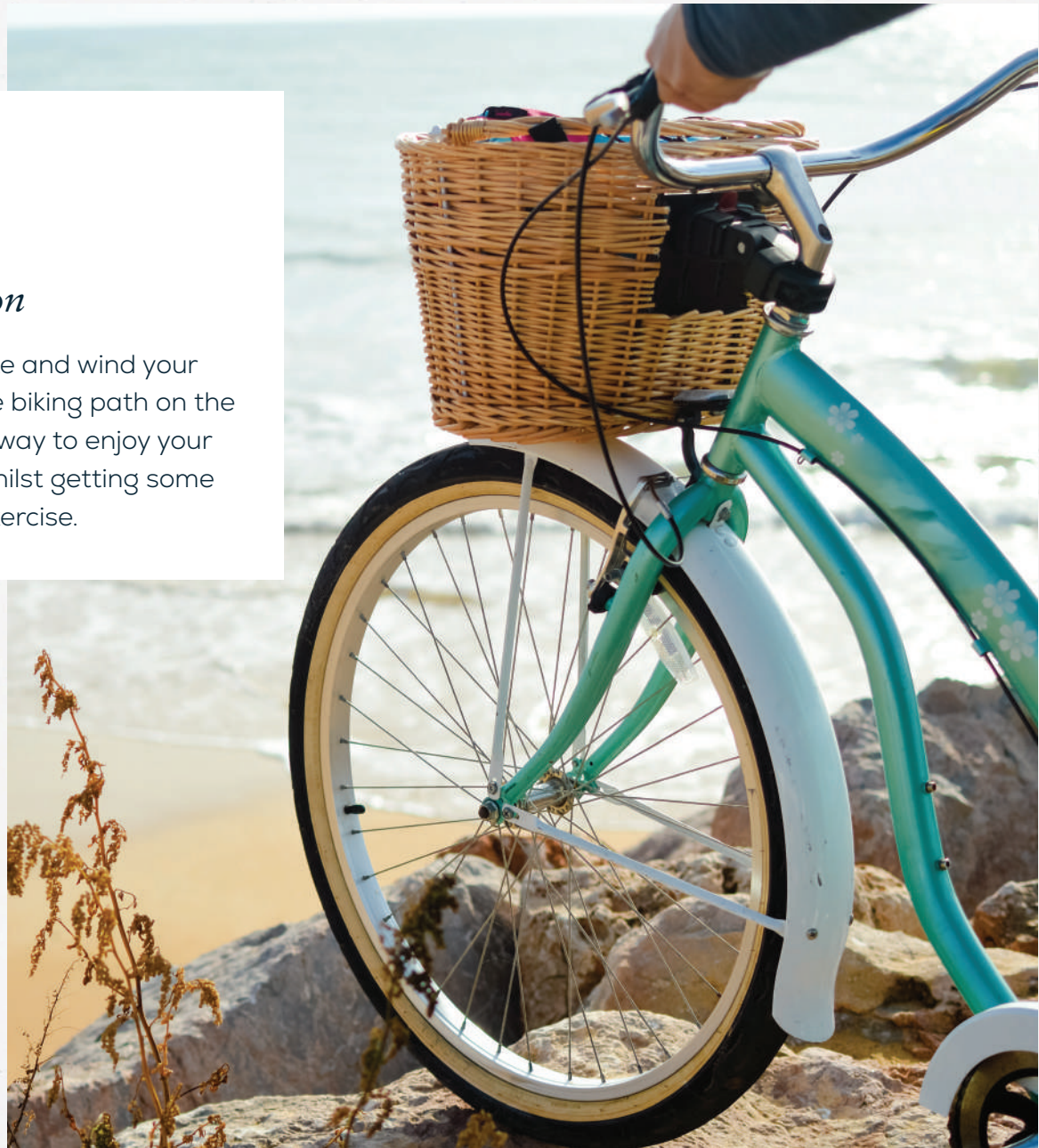
## *Island Park*

Close to home, yet a world away. Adjacent to the Islands you can play, walk, relax in the serenity and tranquility of green surroundings all year round.



## ***Bike rental station***

Rent a cycle bike and wind your way around the biking path on the resort. A great way to enjoy your environment whilst getting some fresh air and exercise.







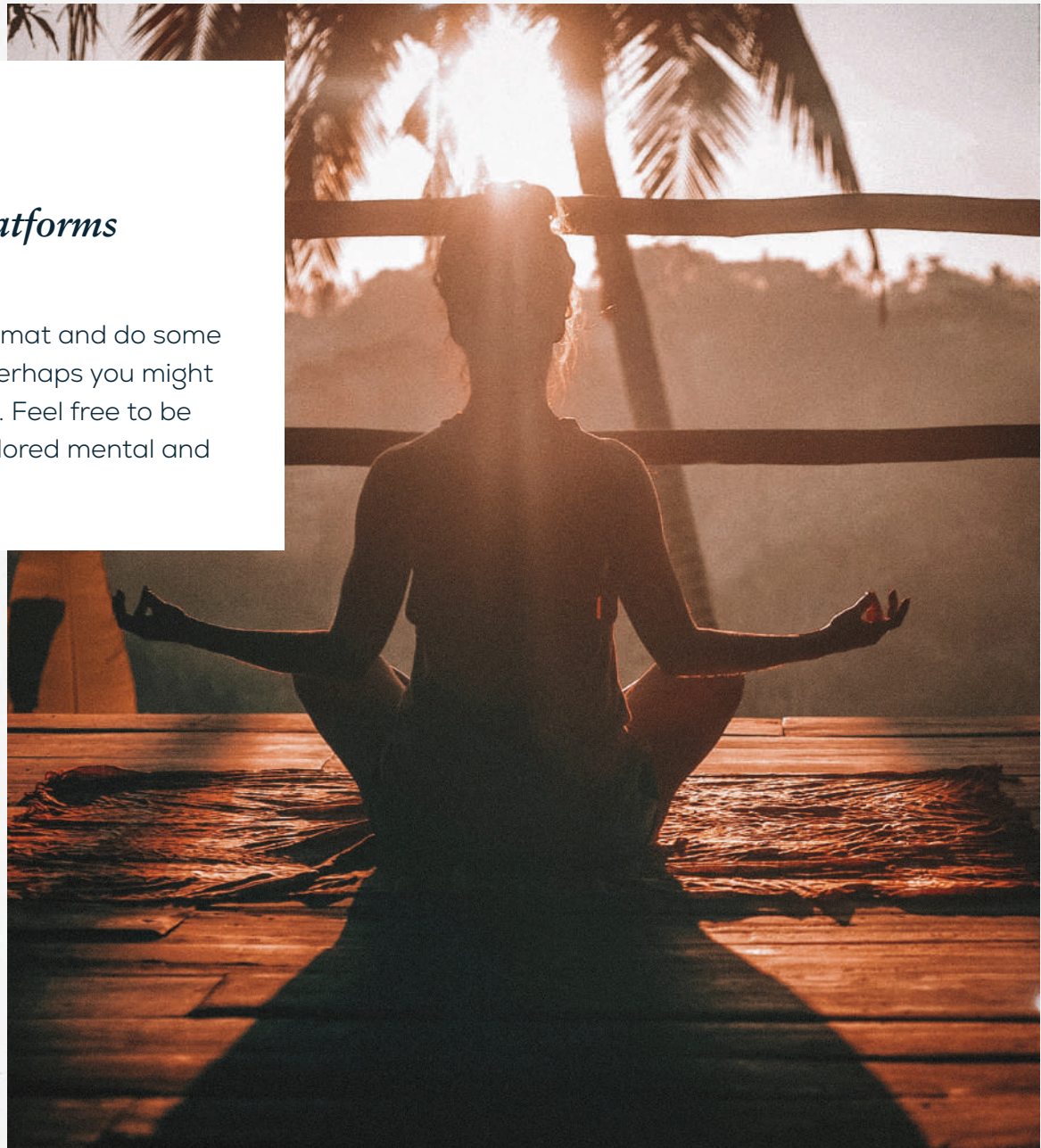
## *Zen Garden*

A distinctive environment, with designs originating from Japan, you will find the Zen garden a place of therapy and peace to unwind in.



## *Exercise Platforms & Lawns*

Take your yoga mat and do some stretching, or perhaps you might like to meditate. Feel free to be you in these tailored mental and physical areas.





## Reading & Solitude Corners

Fancy some time out, need to just find a spot where you can read your book or perhaps dream? You will find these personal spaces at K-Islands.

## *Sports & Recreation Areas*

K-Islands has so much to offer and in addition to the range of fantastic amenities available, you can also enjoy other areas around the resort, that are ideal for residents of all ages, designed to provide endless entertainment and will keep you engaged for hours. Our range of dedicated outdoor sports and activity areas are perfect for the outdoor life, as are the local walking opportunities just outside the resort. So, take your pick from:

Luxury Lagoon Pools  
Private Cabana areas  
Island Beach Club  
Pool Table  
Table Tennis  
Basketball / tennis court  
Garden Chess  
Water Volleyball  
Outdoor Climbing wall  
Organic/ Herbal Gardens / Botanical Gardens  
Sunset gazing platform at the beach  
Outdoor cinema  
Recreation and BBQ area/s  
Outdoor Fire Pit  
Off resort hiking / walking paths and trails  
Outdoor Children Playground/ Park  
Tree House for kids  
Children's water slides  
Lagoon Pool Bar  
Ice Cream stand

## *K-Islands many Facilities will feature:*

### *K-Islands Residents Program*

Residents can enjoy exclusive offers, promotions and partnerships with other exciting local businesses. All curated for you by the K-Islands team and accessed through the K-Islands App.

### *Professional Rental Office*

Our teams can help, from advertising your property on the holiday let market, dealing with bookings and ensuring that everything is organised to a high standard for your guests on their arrival and dealing with the details on departure.

### *Professional Management Office*

From the moment you become a resident of K-Islands, our dedicated on-site management team is on hand to take care of your every need. From maintenance work on property, to laundry and cleaning services, we have got you covered.

### *Concierge Desk*

Lightening the load for property owners, leaving you to enjoy your time without stresses. We are able to arrange everything from dry cleaning and bike servicing, to welcoming your guests. Concierge service is here for anything you need a hand with or don't have the time for.





## *Reasons to invest with Kensington*

- Long standing North Cyprus property developer of over 20 years offering peace of mind
- Properties of quality and distinction built to high specifications
- Knowledgeable and multilingual sales force with high focus on customer care for both new and existing customers
- Wide range of properties – from Studio Apartments to 8 bedroom luxury villas – available with turnkey options
- Competitive and varied payment plans to suit financial circumstances
- Project management for off-plan villa properties – consultation on design, fixtures and fittings
- High capital growth potential – forecasts predict prices are set to increase long term in North Cyprus
- Fully managed and maintained resort projects
- Opportunity to earn rental income via managed Rental Program

# KENSINGTON





## *Buying Process*

### *Is North Cyprus a sure property investment?*

#### **We certainly think so!**

The property market in Northern Cyprus has seen an steady increase in attention since the early 2000's, with British, Scandinavian, Russian and other European buyers choosing North Cyprus for its fantastic potential. Properties are affordable in comparison to other Mediterranean destinations, which makes it very appealing for buyers looking to invest. The increased interest in North Cyprus property reflects in the number of foreign investors visiting the country, and ongoing rise in sales figures.

With a small population, you can rest assured that North Cyprus is a relatively crime free location.

To many, it offers a safe haven away from the hectic and often chaotic life they may lead in their own, perhaps over-populated countries. Many investors are attracted to Northern Cyprus because of the wide choice of affordable properties in prime locations. Combined with the beauty of the northern side of the island, people quickly realise that they could very easily feel at home within the friendly local and international community. Buying a property in North Cyprus is not a complicated process, however, it is certainly worth knowing and understanding the process and requirements.

# *Our Services*

## *Management Services*

Property owners can rest assured that, when they are not in North Cyprus, their property is being cared for. From simple solutions such as utility bill payments, to a full on weekly or monthly check of the property, pre arrival and departure cleans, we can accommodate our clients requirements.

## *Sales*

Our expert sales team can help with anything property related, and know everything there is to know about the country of North Cyprus. They are happy to pass on their knowledge.

Call us:

00 9(0) 533 862 1686

Email:

[sales@kensingtoncyprus.com](mailto:sales@kensingtoncyprus.com)

Website:

[www.kensingtoncyprus.com](http://www.kensingtoncyprus.com)

## *Rentals*

Kensington offer property owners the opportunity to list their property on our own rentals website, giving them the chance to earn rental income on holiday bookings or even for long term lets.

Call us:

00 9(0) 533 854 7004

Email:

[rentals@tavormangement.com](mailto:rentals@tavormangement.com)

Website:

[www.kensingtonrentals.com](http://www.kensingtonrentals.com)

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