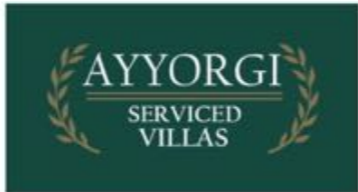




&  
PRIVATE BEACH CLUB







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.



ARABACIOĞLU PLAZA



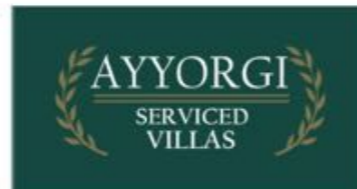
THE LAND OF LEGENS



ORGA HOMES



RIZOKARPASO HOMES







THE SENSE DELUXE HOTEL

# WHY RAMAT DEVELOPMENT ?



THE LAND OF LEGENDS -  
Dolphinarium & Theme Park



TUI SENSIMAR SIDE RESORT HOTEL



WATER PLANET HOTEL

TURKEY - NORTH CYPRUS - MONTENEGRO

MAJOR PROJECTS

HOTELS, HOSPITALS, THEME&WATER PARKS

RESIDENCES

PRIVATE AND LUXURIOUS DEVELOPMENTS

QUALITY & TRUST



MERCEDES - BENZ /ANTALYA



AKDENİZ HOSPITAL



ART RESIDENCE/MONTENEGRO



VOGUE HOTEL SUPREME - THEME PARK





# WHY INVEST IN NORTH CYPRUS ?

**BEST BEACHFRONT BUY of 2021 by FORBES**

- The third largest island in the Mediterranean
- Growing tourism potential
- Increasing student population
- International university region of the Mediterranean
- High rental yield in GBP
- Growth potential
- Population ranges from 350.000 (low season) to 1.2million (high season) and increasing
- Multicultural environment (Language, Lifestyle, Religion)
- Cyprus has an average of 320 days of sunshine
- One of the lowest crime rates in the world
- Higher education is now among the 3 leading sectors of NC economy



BEST BEACHFRONT BUYS FOR 2021  
NORTH CYPRUS RANKED # 1

- #2: SANTA MARTA, COLOMBIA
- #3: FORTALEZA, BRAZIL
- #4: MAZATLÁN, MEXICO
- #5: AMBERGRIS CAYE, BELIZE



"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 Magazine  
Kathleen Peddicord -





# ABOUT CYPRUS

## Northern Cyprus: A Hidden Treasure In The Mediterranean

The area of Cyprus where we see the most potential— and the best property prices right now is Northern Cyprus. Northern Cyprus is a 3,355-square-kilometer area in northeastern Cyprus, comprising 36% of the island's total land area. The population of Northern Cyprus is 325,000 people compared to 1.2 million in the south. The currency is the Turkish lira, meaning prices are 30% lower than in the eurozone.

Retirement in Northern Cyprus If you're up for an adventure at this stage of your life, where your retirement budget will buy you a bona fide luxury standard of life on one of the world's most beautiful stretches of coastline, Northern Cyprus should be at the top of your list.

## Climate In Northern Cyprus

Northern Cyprus enjoys an eight-month warm season, which starts in April and ends in November. During this time, the sun shines for upwards of 11 hours a day, and temperatures average 72°F. The height of summer is June to August, when temperatures get hot, regularly reaching 95°F and above. Summer in Northern Cyprus is suitable only for those who can handle high temperatures. During the cool season, December to March, temperatures are mild, with a daily mean of 53°F. These are also Northern Cyprus's rainiest months when 60% of the yearly precipitation comes down. Northern Cyprus gets about 14 inches of rainfall a year. With an umbrella in tow, this weather is ideal for getting out and exploring.

## The Central Area

The heart of Northern Cyprus' tourism is the coastal city of Kyrenia. The jewel of this area is Kyrenia Castle where you will find expansive harbor panoramas and city center views from atop the old stone walls. Inside the castle, you'll find a small interior church and a Shipwreck Museum. The 11th-century mountain castle ruins of St. Hilarion is an adventure destination hidden in the rocky mountainside. To fully experience the views of the Mediterranean Sea and the city center, tackle the steep stone steps to the top. Also, cooler temps and a strong breeze may greet you upon arrival. Don't be surprised if you see some mountain goats along the way.

The stunning Bellapais Abbey ruins are a must-see. This 13th-century monastery features ornate archways and extraordinary sea views from the rooftop in one direction and mountain scenery in the other. There's also a small cafe and museum within the Abbey.



## The Northeast Area

Much of this part of the country is unspoiled natural land with expansive sandy beaches and a variety of reptiles and birds. You'll probably encounter some of the 1,000 feral donkeys that live in this area. Bring a bag of carrots and you'll make friends quickly. Consider spending a few days at the Eco-village at Buyukkonuk/Komi Kebir. Here you can sample local foods, enjoy Cypriot music and dancing, and stay in one of only two guesthouses for a full nature immersion.

## The Southeast Area

The walled city of Gazimağusa also known as the District of Churches features many historic ruins and a collection of churches including the Cathedral of St. Nicholas which is now a mosque called Lala Mustafa Pasha. The St. Barnabas Monastery, which is named after the patron saint of the island, is home to religious icons and priceless artifacts still in excellent condition. The Ancient City of Salamis is a stunning set of ruins worth visiting. You'll be awestruck by rows of Roman columns from what was once the Gymnasium, ornate marble statuary, bright floor mosaics, and an amphitheater that held 15,000 spectators centuries ago. This area survived the occupation of many different countries, but it was eventually toppled by two earthquakes in the 4th-century.





# ASCOTT "A WORLD BRAND"



The Ascott Limited (Ascott) is a Singapore company that has grown to be one of the leading international lodging owner-operators. Ascott's portfolio spans more than 200 cities across over 30 countries in Asia Pacific, Central Asia, Europe, the Middle East, Africa and the USA.

Ascott has more than 78,000 operating units and over 57,000 units under development, making a total of more than 135,000 units in over 800 properties. The company's serviced apartment, coliving and hotel brands include Ascott The Residence, The Crest Collection, Somerset, Quest, Citadines, lyf, Préférence, Vertu, Harris, Citadines Connect, Fox, Yello, Fox Lite and POP!.

Ascott's loyalty programme, Ascott Star Rewards, offers exclusive benefits to its members when they book directly with Ascott for their stays at its participating properties.

Ascott, a wholly owned subsidiary of CapitaLand Investment Limited, pioneered Asia Pacific's first international-class serviced apartment with the opening of The Ascott Singapore in 1984. Today, the company boasts over 30 years of industry track record and award-winning brands that enjoy recognition worldwide.



## Ascott Brands

Three Distinct Serviced Apartments Global Brands








## HOW IT WORKS



Your home is a part of  , a World brand

Full management and marketing of the hotel will be carried out by  , advertised in worldwide systems

No monthly payments, renewal expenses, or any other costs for the Investors- home owners

Operating Profit of room sales, after 17% Management fees, will be paid to the investors

All units get share of profit according to the base price list of sales, no empty – full differences between equal units

You can enjoy your holiday in your hotel reserving up front, without any room payments (deducted from your share of profit)

## ASCOTT AT A GLANCE

- HEADQUARTERED IN SINGAPORE, ASCOTT IS...
- THE LARGEST INTERNATIONAL SERVICED RESIDENCE OWNER-OPERATOR IN THE WORLD,
- %100 OWNED SUBSIDIARY OF CAPITALAND INVESTMENT LIMITED.

**>133,000**  
Serviced Residence & Hotel Units

 **>800** Properties

 **200** Cities | **36** Countries







# OFFERS A PRIVILEGED LIFESTYLE

Landscaping areas and trees which are complementing the different street silhouettes created between the horizontal living spaces, all details that will make you feel special have been considered.

280 apartment and 67 villas are waiting for you with alternative solutions. 1+0, 1+1, 2+1, 3+1, houses with a garden, terrace, pool or garden view... Available for your choice!!!

With all your furniture, white appliances, home textile products ready, you can start living right away in your home.

Different social areas offered, such as restaurants, spa and beauty center, outdoor swimming pool, children's playgrounds, walking tracks and shopping places.

Take advantage of Somerset privileges and Private Beach facilities





# YOUR HOME IN THE HOTEL

Imagine taking advantage of hotel services in your own home....

Take advantage of Somerset privileges....







# PROVIDES A SAFE SOCIAL LIFE



- 7/24 security
- Shuttle Service
- Welcoming area
- Shopping Area
- Spa
- Beauty center
- Restaurants
- Fitness Center
- Swimming pool
- Kids pool with slides
- Private Beach Club
- Kids Club
- Walking pathways





# OFFER YOU FULL PACKET

- All fixed furnitures
- All movable furnitures
- Household appliances
- Home textiles (curtains, carpets, duvet cover sets)
- Kitchenware & glassware
- Small household appliances & accessories
- Lighting fixtures





# PRIVATE BEACH CLUB

## Don't hassle with the crowd;

Relax and enjoy delicious food all day long at **Private Beach Club**, located in the continuation of Long Beach.

You can taste the flavors of world cuisine with its carefully prepared menu , enjoy the sunset at the bar and on the beach.

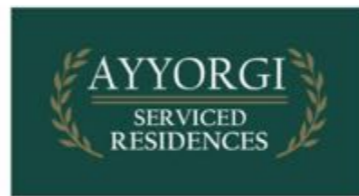
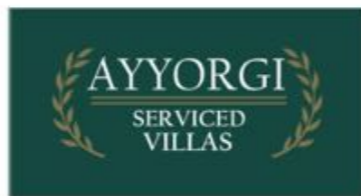
it is a privilege to be a resident of Ayyorgi Gardens and benefit from Private Beach Club, where the sea, the pool, entertainment and pleasant moments will be experienced.





# SITE PLAN

(UNIT LOCATIONS)











## AYYORGI GARDENS ENTRANCE







SOMERSET AYYORGI ENTRANCE







## SOMERSET AYYORGI RESTAURANT







SOMERSET AYYORGI LOBBY-BAR-LOUNGE







TYPE-A







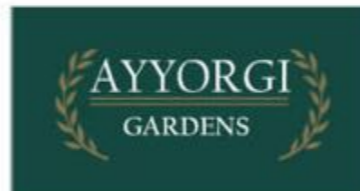
TYPE-B







TYPE-B







TYPE-C







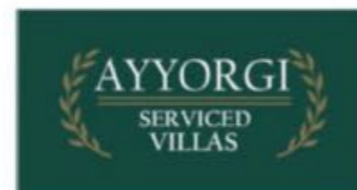
TYPE-D







## SOMERSET AYYORGI SPA







SOMERSET AYYORGI SPA - POOL - RESTAURANT







SOMERSET AYYORGI KIDS CLUB







**SOMERSET**

AYYORGI-CYPRUS

## **BLOCK TYPES**

AYYORGI  
SERVICED  
VILLAS

AYYORGI  
GARDENS

AYYORGI  
SERVICED  
RESIDENCES





2x2+1  
4x1+1  
4x1+0

GARDEN FLOOR



2x2+1  
4x1+1  
4x1+0

FIRST FLOOR



TOTAL 91 sqm  
GARDEN 70 sqm

2+1 GARDEN FLOOR



TOTAL 82 sqm.

2+1 FIRST FLOOR

2+1



TOTAL 69 sqm.  
GARDEN 20-40 sqm.

1+1 GARDEN FLOOR



TOTAL 54 sqm.

1+1 FIRST FLOOR

1+1



TOTAL 34 sqm.  
GARDEN 20-35 sqm.

1+0 GARDEN FLOOR



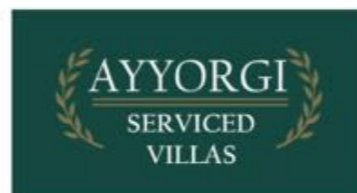
TOTAL 34 sqm.

1+0 FIRST FLOOR

1+0

# TYPE - A

BLOCK-14







GARDEN FLOOR

4 x 1+1  
7 x 1+0



FIRST FLOOR

4 x 1+1  
7 x 1+0



TOTAL 69 sqm.  
GARDEN 20-40 sqm.

1+1 GARDEN FLOOR



TOTAL 54 sqm.

1+1 FIRST FLOOR

1+1



TOTAL 34 sqm.  
GARDEN 20-35 sqm.

1+0 GARDEN FLOOR



TOTAL 34 sqm.

1+0 FIRST FLOOR

1+0

# TYPE - B

- BLOCK-1 BLOCK-2
- BLOCK-4 BLOCK-5
- BLOCK-6 BLOCK-10
- BLOCK-11 BLOCK-12
- BLOCK-13







GARDEN FLOOR

1x3+1  
6x1+0



TOTAL 34 sqm.  
GARDEN 20-35 sqm.



TOTAL 34 sqm.

1+0



FIRST FLOOR

1x3+1  
6x1+0



3+1 GARDEN FLOOR

TOTAL 131 sqm.  
GARDEN 95 sqm.



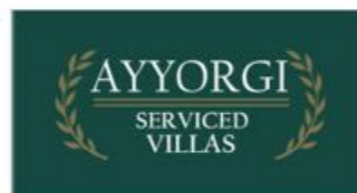
3+1 FIRST FLOOR

TOTAL 113 sqm.

3+1

# TYPE - C

BLOCK-3







6x 1+1

GARDEN FLOOR



TOTAL 69 sqm.  
GARDEN 20-40 sqm.



TOTAL 54 sqm.

1+1



6x 1+1

FIRST FLOOR

# TYPE - D

- BLOCK-7
- BLOCK-8
- BLOCK-14
- BLOCK-15







**SOMERSET**

AYYORGI-CYPRUS

## **APARTMENT TYPES**

AYYORGI  
SERVICED  
VILLAS

AYYORGI  
GARDENS

AYYORGI  
SERVICED  
RESIDENCES



TOTAL 280 APARTMENT 134 (1+0) 140 (1+1) 4 (2+1) 2 (3+1)

1+0



LIVINGROOM	25 sqm.
BATHROOM	5 sqm.
TERRACE	4 sqm.
<hr/>	
TOTAL CLOSED AREA	30 sqm.
TOTAL OPEN AREA	4 sqm.
	<hr/>
	34 sqm.
<hr/>	
GARDEN AREA	20-35 sqm.

GARDEN FLOOR x 67



LIVINGROOM	25 sqm.
BATHROOM	5 sqm.
TERRACE	4 sqm.
<hr/>	
TOTAL CLOSED AREA	30 sqm.
TOTAL OPEN AREA	4 sqm.
	<hr/>
	34 sqm.

FIRST FLOOR x 67

1+1



LIVINGROOM+KITCHEN	25 sqm.
HALL	4 sqm.
BATHROOM	5 sqm.
BEDROOM	12 sqm.
TERRACE	23 sqm.
<hr/>	
TOTAL CLOSED AREA	46 sqm.
TOTAL OPEN AREA	23 sqm.
	<hr/>
	69 sqm.
<hr/>	
GARDEN AREA	20-40 sqm.

GARDEN FLOOR x 70



LIVINGROOM+KITCHEN	25 sqm.
HALL	4 sqm.
BATHROOM	5 sqm.
BEDROOM	12 sqm.
BALCONY	8 sqm.
<hr/>	
TOTAL CLOSED AREA	46 sqm.
TOTAL OPEN AREA	8 sqm.
	<hr/>
	54 sqm.

FIRST FLOOR x 70



# 2+1



GARDEN FLOOR x 2

LIVINGROOM+KITCHEN	25 sqm.
HALL	7 sqm.
BATHROOM-1	5 sqm.
BATHROOM-2	5 sqm.
BEDROOM	12 sqm.
MASTER BEDROOM	15 sqm.
TERRACE	22 sqm.
<hr/>	
TOTAL CLOSED AREA	69 sqm.
TOTAL OPEN AREA	22 sqm.
	<hr/>
	91 sqm.

GARDEN AREA 70 sqm.



FIRST FLOOR x 2

LIVINGROOM+KITCHEN	25 sqm.
HALL	7 sqm.
BATHROOM-1	5 sqm.
BATHROOM-2	5 sqm.
BEDROOM	12 sqm.
MASTER BEDROOM	15 sqm.
BALCONY -1	8 sqm.
BALCONY -2	5 sqm.
<hr/>	
TOTAL CLOSED AREA	69 sqm.
TOTAL OPEN AREA	13 sqm.
	<hr/>
	82 sqm.

# 3+1



GARDEN FLOOR x 1

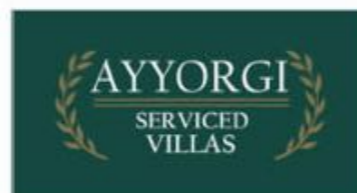
LIVINGROOM+KITCHEN	36 sqm.
HALL	13 sqm.
BATHROOM-1	5 sqm.
BATHROOM-2	5 sqm.
BEDROOM-1	12 sqm.
BEDROOM-2	12 sqm.
MASTER BEDROOM	22 sqm.
TERRACE	26 sqm.
<hr/>	
TOTAL CLOSED AREA	105 sqm.
TOTAL OPEN AREA	26 sqm.
	<hr/>
	131 sqm.

GARDEN AREA 95 sqm



FIRST FLOOR x 1

LIVINGROOM+KITCHEN	36 sqm.
HALL	13 sqm.
BATHROOM-1	5 sqm.
BATHROOM-2	5 sqm.
BEDROOM-1	12 sqm.
BEDROOM-2	12 sqm.
MASTER BEDROOM	22 sqm.
BALCONY	8 sqm.
<hr/>	
TOTAL CLOSED AREA	105 sqm.
TOTAL OPEN AREA	8 sqm.
	<hr/>
	113 sqm.







AYYORGI VILLAS 2+1







AYYORGI VILLAS 3+1







**Ayyorgi Gardens** offer you A new concept "**SERVICED VILLAS**"

Villa owners have the oppounity to use the  facilities, shuttle service and the **Private Beach Club**



All hotel amenities and all the **extra services (room service, technical service)** will be offered to the villa owners by %20 discount.







## INCLUSIVE

- All fixed furnitures
- Kitchen

## EXTRAS

- All Movable furnitures - Tv
- Home textiles (curtains, carpets, duvet cover sets)
- Kitchen supplies & glassware products
- Small household appliances & accessories
- Accessories lighting fixtures
- Air conditioning
- White goods





# VILLA

## 2+1

A-1 ... A-39



GARDEN FLOOR



FIRST FLOOR



2+1 VILLA GARDEN FLOOR

TOTAL 98 sqm.  
(open+closed area)  
GARDEN 90-120 sqm.  
GARAGE 40 sqm.  
ENTRANCE 15-30 sqm.

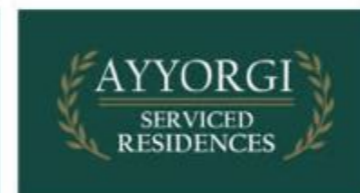
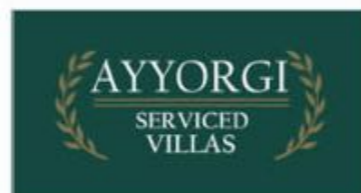


2+1 VILLA FIRST FLOOR

TOTAL 80 sqm.  
(open+closed area)



2+1 VILLA 178 sqm.





# VILLA

## 3+1

B-1 ... B-28



GARDEN FLOOR



FIRST FLOOR



3+1 VILLA GARDEN FLOOR

TOTAL 113 sqm.  
(open+closed area)  
GARDEN 105 sqm.  
GARAGE 55 sqm.  
ENTRANCE 35 sqm.

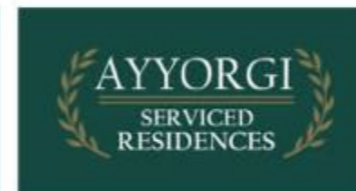
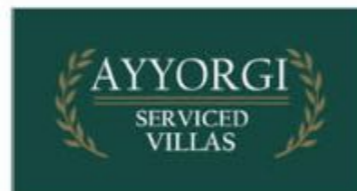


3+1 VILLA FIRST FLOOR

TOTAL 98 sqm.  
(open+closed area)



3+1 VILLA 211 sqm.





# A 2+1 VILLA



GARDEN FLOOR

LIVINGROOM+KITCHEN	37 sqm.
HALL + STAIR	11 sqm.
BATHROOM	7 sqm.
LAUNDRY ROOM	4 sqm.
PANTRY	3 sqm.
BEDROOM	13 sqm.
BALCONY	3 sqm.
TERRACE	20 sqm.
<hr/>	
TOTAL CLOSED AREA	75 sqm.
TOTAL OPEN AREA	23 sqm.
	<hr/>
	98 sqm.

2+1 VILLA  
TOTAL 178 sqm.  
(OPEN+CLOSED AREA)

GARDEN AREA	90-120 sqm.
ENTRANCE AREA	15-30 sqm.
GARAGE AREA	40 sqm.



FIRST FLOOR

HALL+STAIR	10 sqm.
BEDROOM	15 sqm.
BATHROOM	7 sqm.
DRESSING ROOM	6 sqm.
BALCONY	5 sqm.
TERRACE	37 sqm.
<hr/>	
TOTAL CLOSED AREA	38 sqm.
TOTAL OPEN AREA	42 sqm.
	<hr/>
	80 sqm.



# B 3+1 VILLA



LIVINGROOM+KITCHEN	60 sqm.
HALL	7 sqm.
CLOAK ROOM	4 sqm.
PANTRY	5 sqm.
TOILET	5 sqm.
TERRACE	32 sqm.
<b>TOTAL CLOSED AREA</b>	<b>81 sqm.</b>
<b>TOTAL OPEN AREA</b>	<b>32 sqm.</b>
	<b>113 sqm.</b>

**GARDEN FLOOR**

**3+1 VILLA**  
**TOTAL 211 sqm.**  
 (OPEN+CLOSED AREA)

GARDEN AREA	105 sqm.
ENTRANCE AREA	35 sqm.
GARAGE AREA	55 sqm.



**FIRST FLOOR**

MASTERBEDROOM	23 sqm.
BEDROOM-1	15 sqm.
BEDROOM-2	16 sqm.
BATHROOM-1	8 sqm.
BATHROOM-2	6 sqm.
HALL+STAIR	17 sqm.
BALCONY-1	3 sqm.
BALCONY-2	4 sqm.
BALCONY-3	6 sqm.
<b>TOTAL CLOSED AREA</b>	<b>85 sqm.</b>
<b>TOTAL OPEN AREA</b>	<b>13 sqm.</b>
	<b>98 sqm.</b>