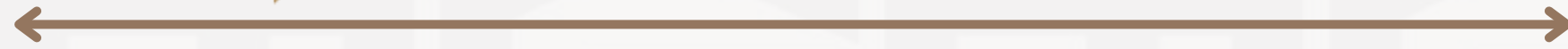
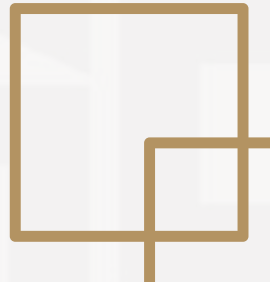




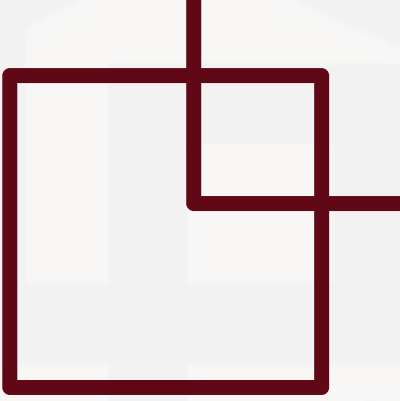
PANAH
CONSTRUCTION



AVENTUS RESIDENCE



About Us



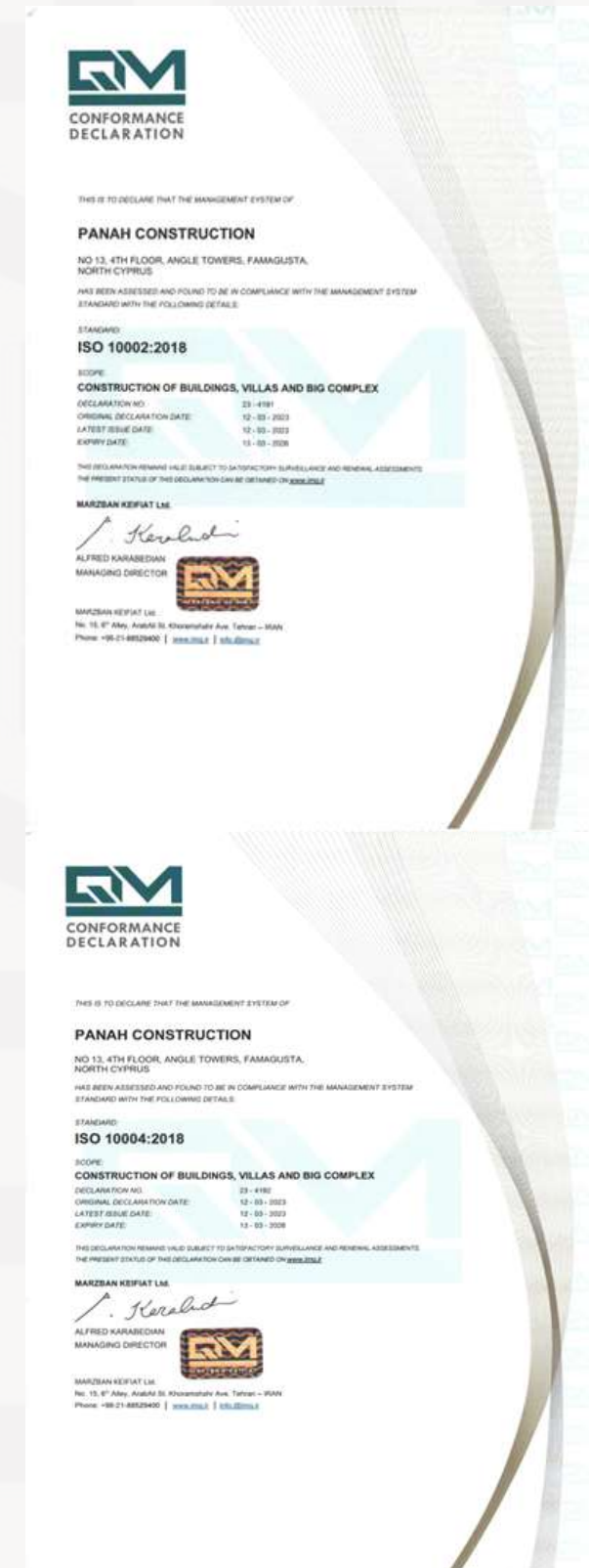
Panah Construction offers high-quality residential properties in North Cyprus. Our goal is to suggest to international investors the finest possible service and quality at reasonable costs.

Panah Construction benefits from the latest construction technology available on the Island and constructs its projects with a deep vision of sustainability development.

We make sure that the best places are taken into account in our projects by using our in-depth knowledge of the island. Our locations are carefully chosen so that you may make use of the local facilities, and enjoy the stunning scenery with the acceptable investment benefit.

About Us

- Panah Construction:
- As the first construction company, our company has received the following certificates:
- ISO10002-2018
- Customer satisfaction management system
- ISO10004-2018
- Customer complaints management system



Assoc. Prof. Dr. Ali Mosaberpanah

His professionalism is divided into two parts of Construction sector and academicians as follows:

On the academic side:

- He has graduated many undergraduate and graduate students and many students in Civil Engineering
- He has published more than 62 articles about construction materials contributed to the top international researchers and in the top journals from all around the world.
- He also peer-reviewed more than 100 articles in prestigious journals.

On construction sector:

- Highly active
 - Many construction projects are constructed under his name.
- One of his aims is improve the construction quality to increase the sustainability of the construction projects by reducing the construction disposals and reusing wastes in construction materials.

Director of Panah Construction



CYPRUS
INTERNATIONAL
UNIVERSITY



Assoc. Prof. Dr. Ali Mosaberpanah

- . Phd. holder of Civil Engineering
- . Faculty member of the Civil Engineering Department at Cyprus International University
- . Editor-In-Chief of Sustainable Structures and Materials Journal with more than 20 years of experience in the construction sector



IN PARTNERSHIP WITH:

Prof Dr. Majid Hashemipour

He is Senior Advisor to the Board of Trustees at the Cyprus International University (CIU).

- . Prior to joining CIU, he has held several positions which include senior ABET officer at San Diego State University Georgia
- . He has also served as a Rooney Scholar at the Robert Morris University in Pittsburgh.
- . Prof. Hashemipour has worked excellently in the department of Mechanical Engineering, while he also undertook several administrative positions in Eastern Mediterranean University for 28 years.



Why Investment in North Cyprus?!

01

AFFORDABLE PROPERTIES

02

DEVELOPER FINANCING

03

LOW COST OF LIVING

04

WELCOMING DESTINATION

05

SAFE ENVIRONMENT

06

DEVELOPED TOURISM INFRASTRUCTURE



AVENTUS RESIDENCE IS A NEW RESIDENTIAL PROJECT LOCATED IN THE ISKELE AREA OF NORTHERN CYPRUS, JUST 750 METERS AWAY FROM THE BEAUTIFUL MEDITERRANEAN SEA. THIS COMPLEX IS CONVENIENTLY SITUATED NEAR RESTAURANTS, MARKETS, PETROL STATIONS, AND ALL THE ESSENTIAL AMENITIES YOU MAY NEED. AVENTUS HAS TWO PHASES INCLUDES SEVEN APARTMENT BLOCKS WITH 132 UNITS AND 12 SEMI-DETACHED VILLAS. THIS PROJECT IS DESIGNED TO BECOME SMART THAT ENHANCES YOUR LIFE WITH THE HELP OF TECHNOLOGY.

IN THE FIRST PHASE THERE IS A LARGE POOL IN THE CENTER OF THE APARTMENTS, WITH A RESTAURANT, GYM AND A SPA. IN THE SECOND PHASE THERE IS A SEMI OLYMPIC POOL AND A HEATDE POOL. IT'S A PRIVATE PROJECT IN A VILLARICH AREA, OFFERING YOU A TRANQUIL AND DELIGHTFUL PLACE TO LIVE.

AVENTUS RESIDENCE

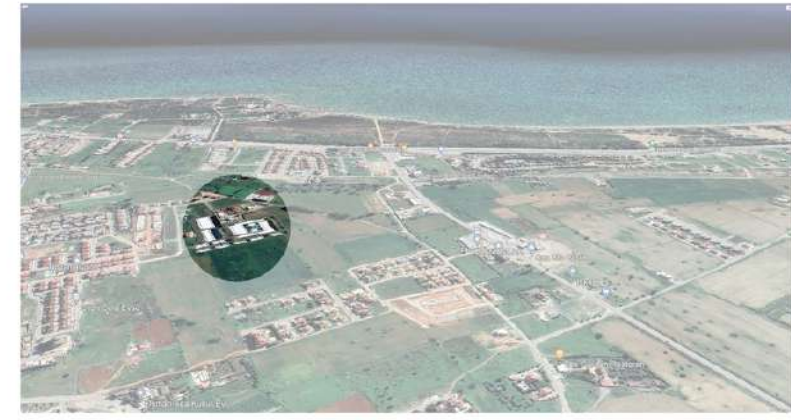


AVENTUS RESIDENCE



AVENTUS RESIDENCE

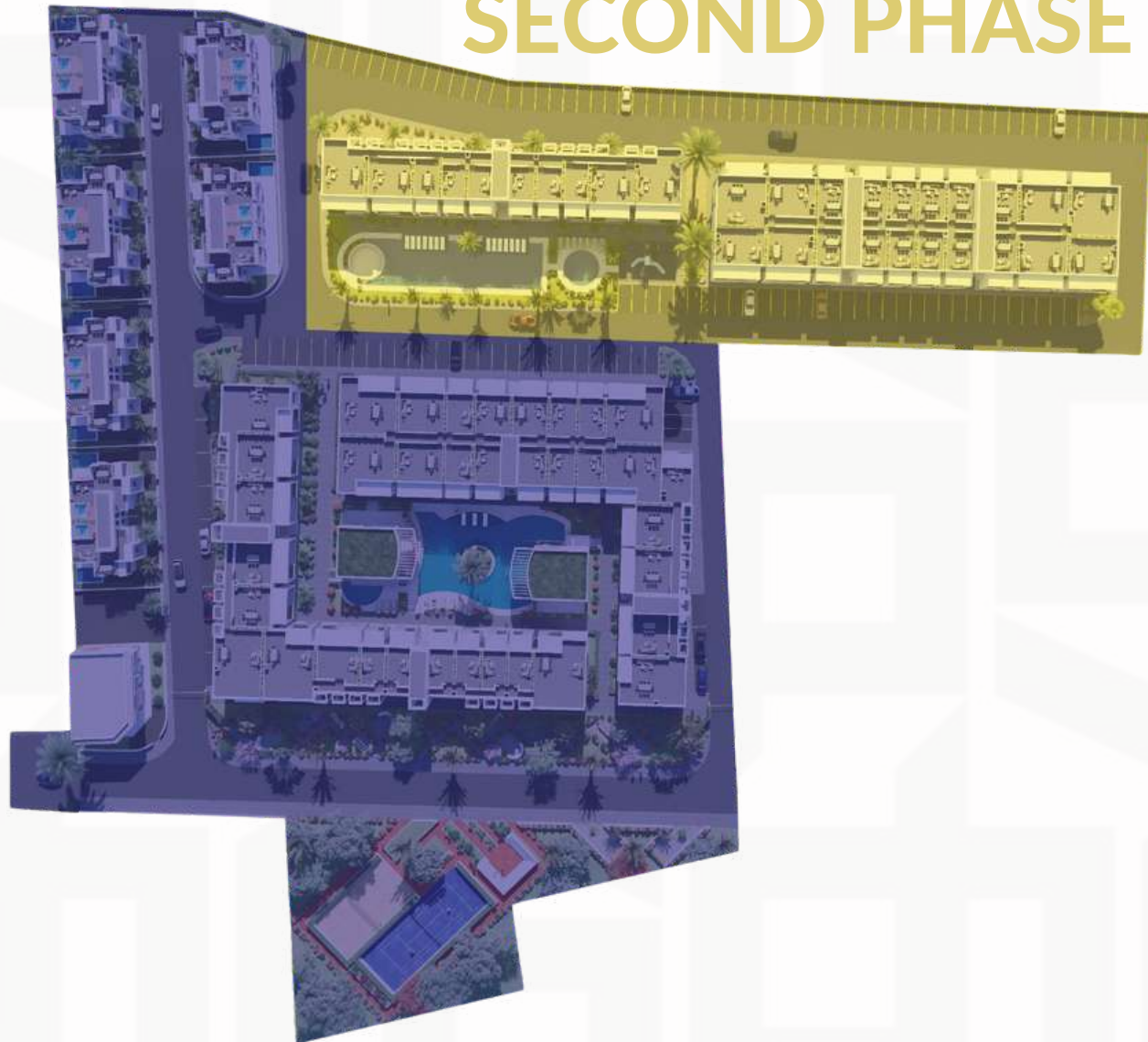




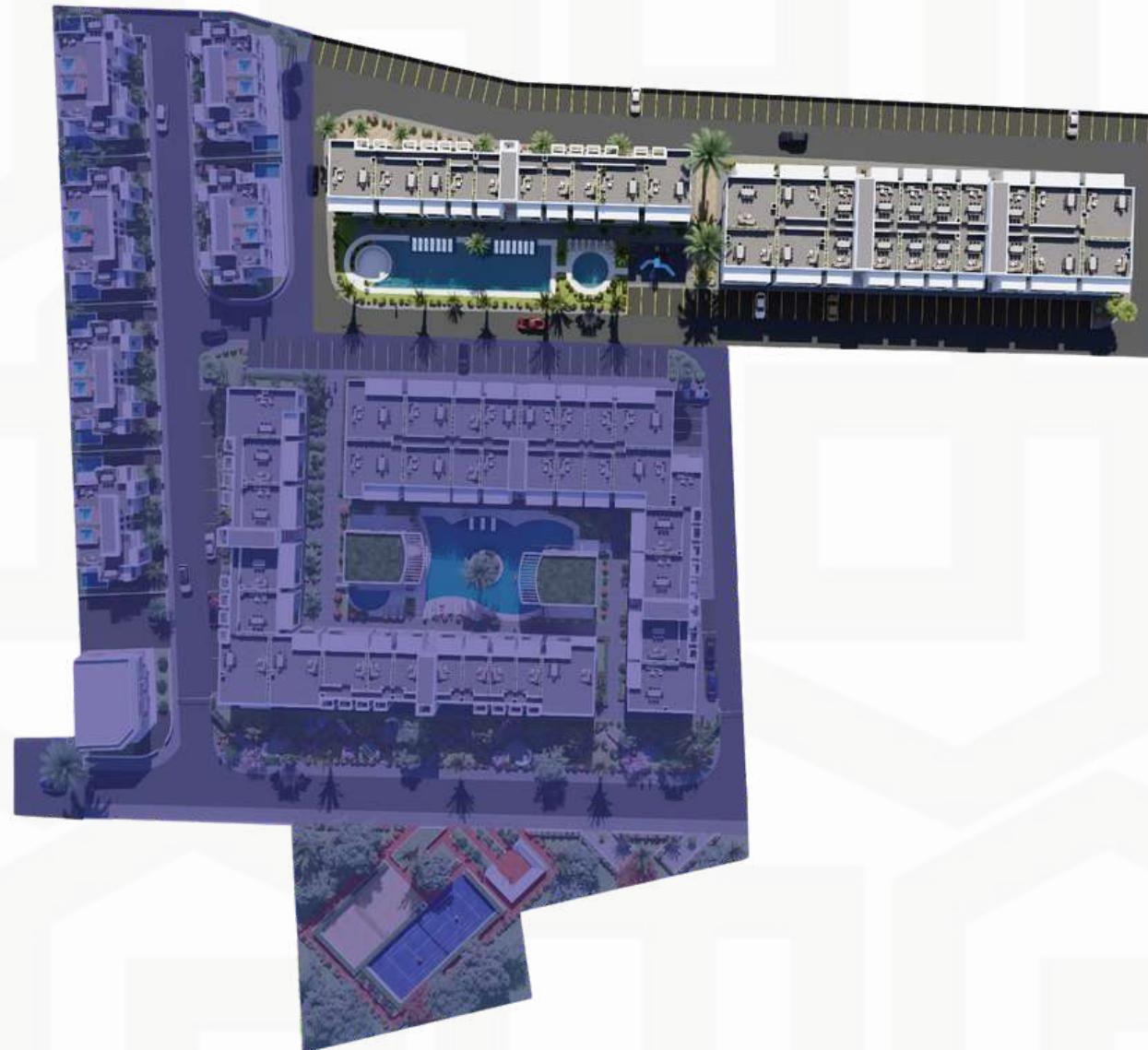
SITE PLAN



SECOND PHASE



FIRST PHASE



FIRST PHASE

SECOND PHASE



FACILITIES

- SWIMMING POOL
- KIDS POOL
- CAFE AND RESTAURANT
- GYM
- YOGA
- TRANSFER TO THE SEA
- SECURITY CAMERA
- 24 HOURS SECURITY
- ELECTRIC CARS CHARGING STATION
- SMART PROJECT
- TENNIS AND VOLLEYBALL COURT
- HEATED POOL
- SPA
- BAR



**Aventus
Residence**

ACTIVITIES



SWIMMING POOL



KIDS POOL



24 HOURS SECURITY



ELECTRIC CARS
CHARGING STATION



TRANSFER TO THE SEA



SECURITY CAMERA

FACILITIES



RESTAURANT



GYM



SPA



YOGA



CAFE



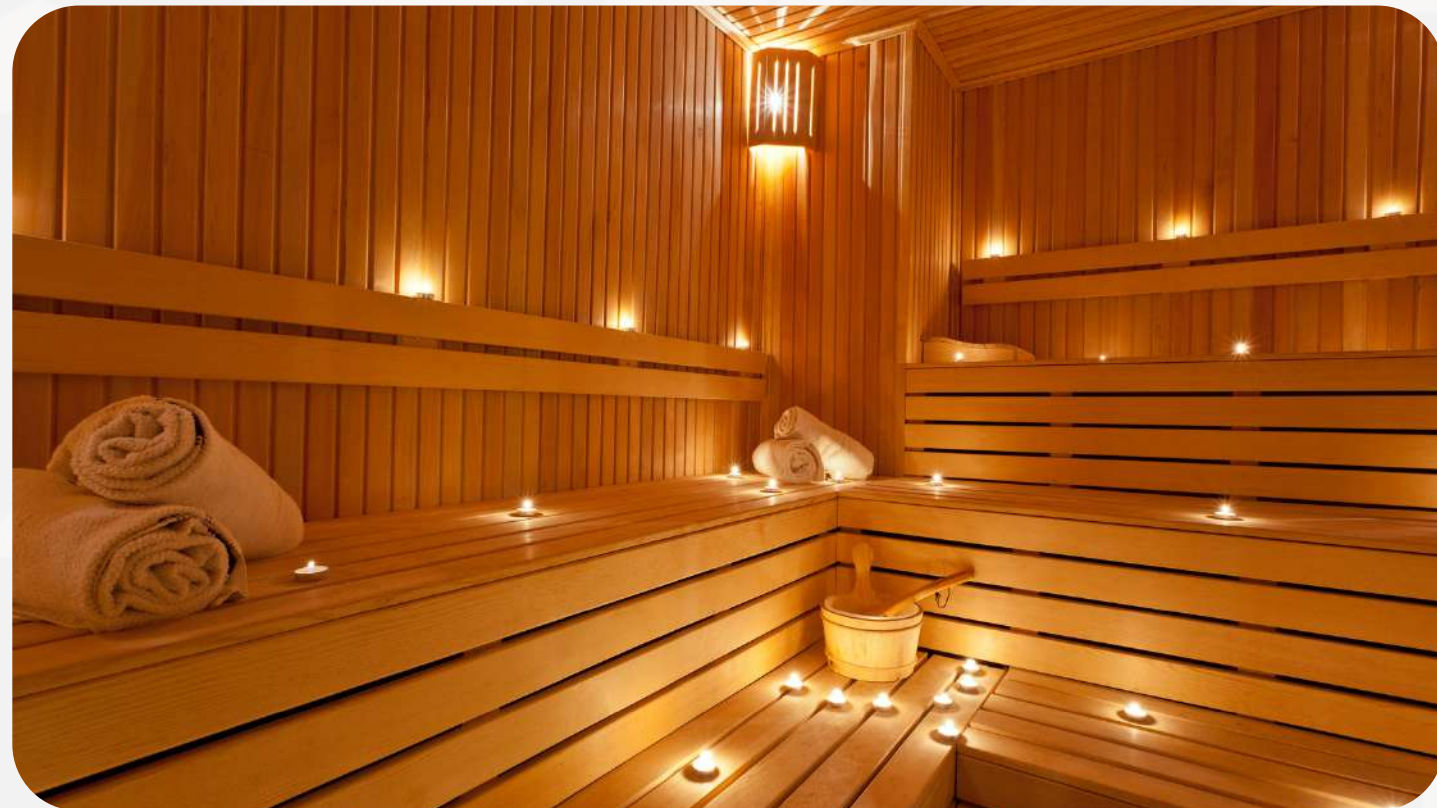
TENNIS AND VOLLEYBALL COURT



Pool Bar



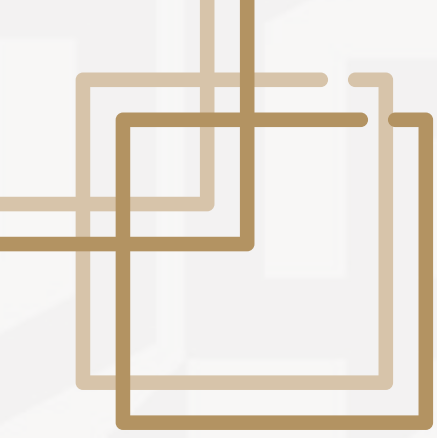
Outdoor Heated Pool



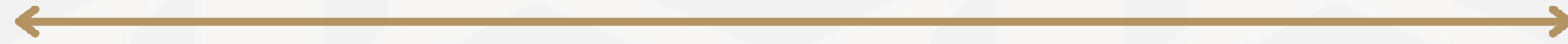
Souna



Steam Room



INTERIOR DESIGNS

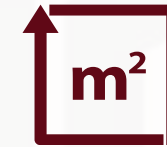


"All the materials and structure used in this project are sourced from top-notch brands, ensuring the highest quality throughout."





SITE PLAN



TOTAL AREA LAND: 22.000 m2



TURKISH TITLE DEED



SMART PROJECT



ISKELE(LONG BEACH)



KEY HANDOVER
PHASE 1: MARCH 2027
PHASE 2: MARCH 2029





PANAH
CONSTRUCTION

Apartment Units

First Phase

12 semi detached villas
72 apartment units

(Ground Floor):

17...Studios

10...1+1

92+1

(First Floor-Loft):

17...1+1

10...2+1

93+1



Second Phase

60 Apartment Units

Apartment Units

(Ground Floor):

18...Studios

12...1+1

(First Floor-Loft):

18...1+1

12...2+1











PANAH
CONSTRUCTION



AREA OF THE UNITS



STUDIO>	35-39 m
1+1>	60-75 m
2+1>	85-105 m
3+1>	128-150 m
VILLA>	160-180 m



m²



m²



PANAH
CONSTRUCTION



LIVING ROOM-KITCHEN: 30-34 m²

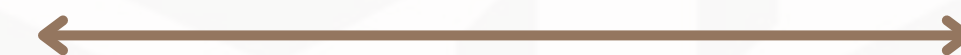
WC-BATHROOM: 5 m²

BALCONY: 10-11 m²

TOTAL NET AREA: 35-39 m²

TOTAL CLOSED AREA: 40-44 m²

STUDIO



Plan

35-39 m



PANAH
CONSTRUCTION

1+1



LIVING ROOM-KITCHEN: 35-40 m²
BEDROOM: 15-18 m²
WC-BATHROOM: 6 m²
BALCONY: 15-20 m²
TOTAL CLOSED AREA: 75-95 m²

1+1

**1+1
(Loft)**



LIVING ROOM-KITCHEN: 30-34 m²
BEDROOM(LOFT): 15-20 m²
WC-BATHROOM: 5 m²
BALCONY: 10-11 m²
ROOF TERRACE: 35-38 m²
TOTAL CLOSED AREA: 63-67 m²
TOTAL USAGE AREA: 98-105 m²

Plan
60-75 m

2+1



LIVING ROOM-KITCHEN: 45-47 m²

BEDROOM: 15-23 m²

WC-BATHROOM: 5-6 m²

BALCONY: 9-15 m²

TOTAL CLOSED AREA: 94-107 m²



PANAH
CONSTRUCTION

2+1

Plan

85-105m

2+1
(Loft)



LIVING ROOM-KITCHEN: 35-40

BEDROOM: 15-20 m²

WC-BATHROOM: 5 m²

BALCONY: 15-20 m²

ROOF TERRACE: 60-67 m²

TOTAL CLOSED AREA: 110-113 m²

TOTAL USAGE AREA: 162-180 m²



PANAH
CONSTRUCTION

3+2 or 4+1



(Loft) Plan

128-150 m



LIVING ROOM-KITCHEN: 45-47 m²

BEDROOM: 15-23 m²

WC-BATHROOM: 5-6 m²

BALCONY: 9-15 m²

ROOF TERRACE: 85-92 m²

TOTAL CLOSED AREA: 140-151 m²

TOTAL USAGE AREA: 225-243 m²

VILLA Plan

←—————→

160-180 m



PANAH
CONSTRUCTION



FIRST FLOOR

Specifications & Features

Aventus Residence has two phases and includes seven apartment blocks with 132 units (including studios, 1+1, 2+1, and 3+1 in two formats: Duplex and Normal) and 12 semi-detached villas. The general features and materials used throughout the development are as follows:

- A. Asphaltting of the roads available in the “ Aventus residence ”.
- B. The fabrication work (foundation, supporting concrete ground beams for the columns, the supporting columns).
- C. Metal fabrication work (foundation, supporting concrete ground beams for the columns, the supporting columns).
- D. All concrete work.
- E. All sewage facilities and the construction of such, which includes septic tanks and/or connection to the sewerage network.
- F. Construct all electric, water, and telephone infrastructures.
- G. Wall building work.
- H. Plaster work.
- I. Paintwork.
- J. Ceramic furnishing work for the external flooring.
- K. Tiles, shower cabin, toilet, washbasin work.
- L. Doors and windows work, all door and window furniture (locks and handles) included.
- M. Fully fitted Kitchen (cupboards and ceramic).
- N. Boiler.
- O. Balustrades and handrails.
- P. Sanitary ware for all of the bathrooms, en-suite, and WC.
- Q. Clear site and Landscape to topsoil finish.
- R. Energy-saving bricks
- S. 5- year building guarantee
- T. Aluminium double-glazed sliding doors and windows



Diagram of the price growth trend for a detached villa in the Magnolia project

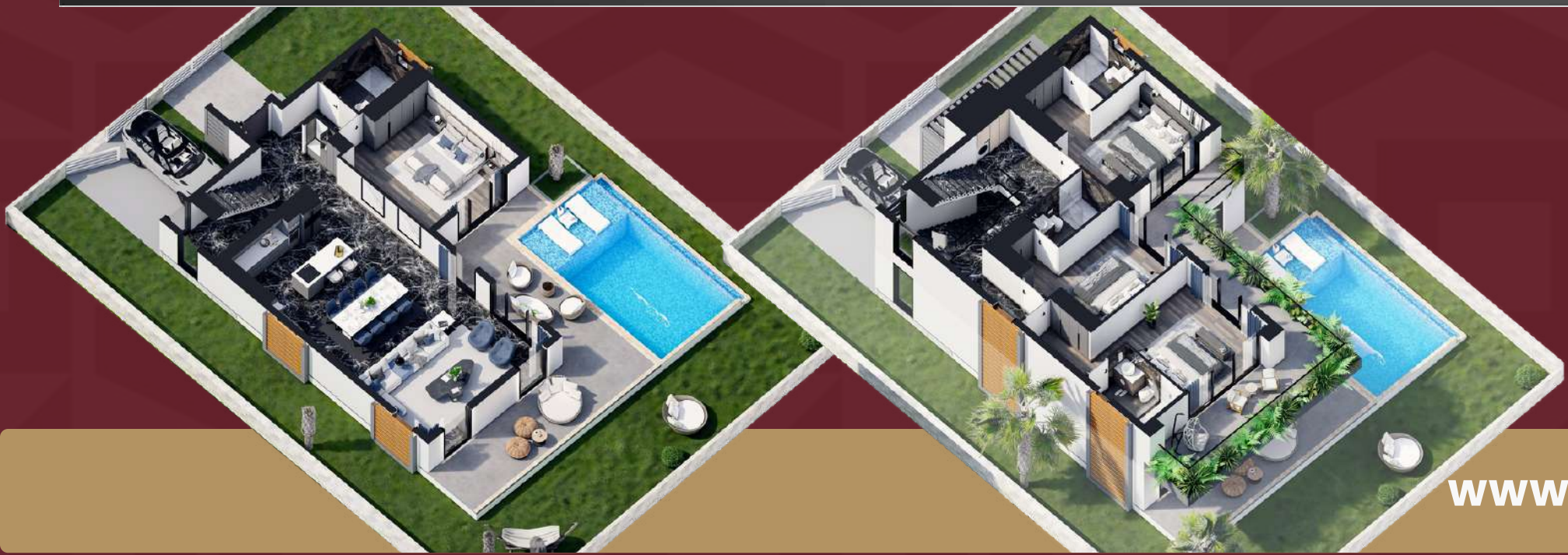


Diagram of the price growth trend for a semi detached villa in the Magnolia project



	Jul-22	Oct-22	Jan-23	Apr-23	Jul-23	Nov-23
Semi detached	£225,000.00	£253,000.00	£282,000.00	£301,875.00	£348,000.00	£385,000.00



www.panahgroup.com



Diagram of the price growth trend for a 3+1 unit in the Magnolia project

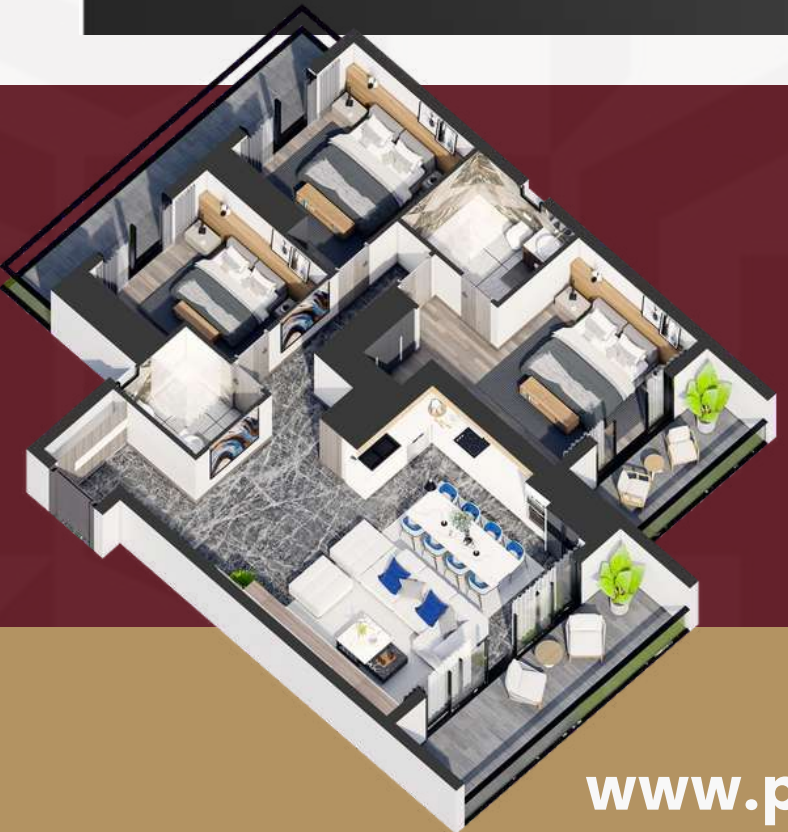
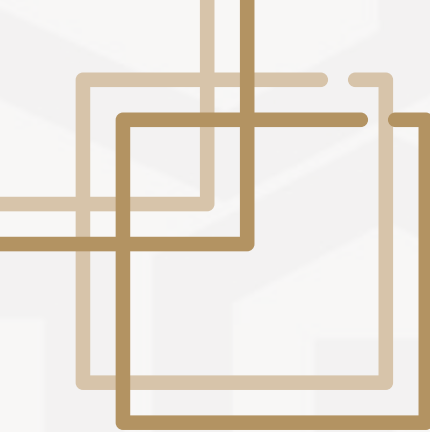


Diagram of the price growth trend for a 1+1 unit in the Magnolia project

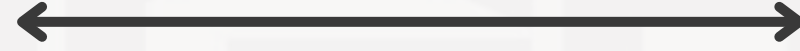




PAYMENT PLANS

Payment Plan	Standard Payment Plan Phase 1	Deposit	5000€ Non-Refundable	
		Down Payment	35% in two month	
		Installment	36 Months	
		Standard Installment	36 months	
	Standard Payment Plan Phase 2	Deposit	5000€ Non-Refundable	
		Down Payment	45% in 8 month	
		Installment	72 Months	
		Standard Installment	72 Months	
	Investment Payment Plan			
	Gold Package	In two months payment	Discount %	
		70%	3.5	
		80%	5.0	
		90%	6.5	
		100%	8.0	
	Silver Package	In three months payment	Discount %	
		70%	2.5	
		80%	4.0	
		90%	5.5	
		100%	7.0	
	Bronze Package	In four months payment	Discount %	
70%		1.5		
80%		3.0		
90%		4.5		
100%		6.0		

Contact Us



PANAH
CONSTRUCTION



Address

No 13, 4th floor, Block A, Angel
Towers, Famagusta, North Cyprus,
99280



Email

info@panahgroup.com



Website

www.panahgroup.com



Contact Number

+90(548) 822 24 00
+90(548) 822 25 00
+90(548) 822 26 00