

RESERVATION / DEPOSIT AGREEMENT

Date: 28 / 12 / 2022

Between;

The Vendor: MSN PROPERTY LTD. which is registered at the TRNC Registrar of Companies, with MŞ number 22693 and with the address of Şehit İbrahim Hasan Caddesi, Çanakkale, Gazimağusa, TRNC. (hereinafter referred to as the 'VENDOR').

AND

The Purchaser: LUKA SPORAR holder of Passport Number: ...PB1699194 / SLOVENIJA... (hereinafter referred to as the 'Purchaser')

Authorized Estate Agency: NEXTCENTURY LTD, which is registered at the TRNC Registrar of Companies, with MŞ number 20428

Details of the Property: Studio Garden Apt. Closed Area 42 m2 / Garden Terrace 20m2 / Usage Area 62m2, Esentepe - Kyrenia

BLOCK - D No: 1 (D-1)

Title Deed Information: The Vendor is the registered freehold owner of the land located in Girne, Esentepe, with following registration details Sheet/Plan:S31-A-17-B-2-A, S31-A-17-B-1, Title Deed Registration Numbers: YENİ15683, Parsel No: 43, with the area of 25588,43m2,

Total Sale Price of the Property:

.....85,000.00 GBP.....

Under this agreement, the above mentioned authorized estate agency agrees to reserve the above mentioned property for the Purchaser in exchange for **4,310-GBP (Four Thousand Three Hundred and Ten British Pounds) as non-refundable fee**, from the date of signature of this agreement until the date of ...10/01/2023... and not to sell the property to another buyer within the stated period of time.

The Vendor also undertakes not to sell and/or transfer and/or sign any sale agreement with any other parties within this period.

Under this agreement, the abovementioned Purchaser has been paid **4,310-Stg** as reservation/deposit fee to Next Century Ltd, by the date of ...28/12/2022..., and sign this agreement by the date of ...28/12/2022...

The amount of **4,310- GBP (Four Thousand Three Hundred and Ten British Pounds)** paid for the reservation purposes and it will be taken into account as a part of the total amount to be paid.

The Purchaser, under the agreement, accepts and declares to have received the details and service regarding the said Property only from the NEXT CENTURY LTD authorities under legal legislation.

If the Purchaser decides not to buy the Property at the end of or during the reservation period, the amount of reservation fee will be taken as compensation fee by the Vendor. The amount of reservation fee is non-refundable.

The payment plan is attached as Form 1 to this agreement and both of the parties have already accepted the payment plan.

The key handover date will be: ...DECEMBER 2024...

The Purchaser has also a right to make the payments the below mentioned bank account and as soon as the Vendor will have the amount, the receipt of the amount will be sent to the email address of the Purchaser by the Vendor.

The Bank Details of the Vendor:

MSN PROPERTY LTD.

TÜRKİYE İŞ BANKASI, İSKELE – KKTC

IBAN NUMBER – GBP ACCOUNT TR85 0006 4000 0026 8090 1117 33

The email address & Mobile Number of the Purchaser:

l.sporar@nd-group.io

+386 51 320 478

Address: Velike Bloke 048 - Bloke

Signed by:

THE VENDOR: MSN PROPERTY LTD

THE PURCHASER: LUKA SPORAR

THE AUTHORIZED ESTATE AGENCY: NEXTCENTURY LTD.

Witness 1:

Witness 2:

BUYER : LUKA SPORAR

STG / EURO RATE = 1.16

BLOCK D/1 STUDIO	Dates	Sales Price + %5 VAT + £3000 ELECTRIC TRAF0
Sales Price 85.000,00 GBP		£ 92.250,00
Deposit € 5000	28.12.2022	£ 4.310,00
35%	10.01.2023	£ 27.979,00
55%		£ 50.736,00
13,750%	10.06.2023	£ 12.684,00
13,750%	10.12.2023	£ 12.684,00
13,750%	10.06.2024	£ 12.684,00
13,750%	10.12.2024	£ 12.684,00
10%		£ 9.225,00
10%	10.06.2025	£ 9.225,00
100%	Total	£ 92.250,00

16:51

4G 65%

Siniša Dagary

zaštićene Viberovim sveobuhvatnim šifriranjem. [Saznaj više.](#)

28. 06. 2022.

Odlazni poziv (00:00)

18:45

Ciao drug, ćeš da prebacimo sastanak sa Khaledom za sutra?

18:45

Da molim. Ja sam u guzvi

18:47

Ok, javljam... U isto vrijeme sutra, u 20:00 sati?

18:48

Ok, javljam

18:54

Danas

Odlazni poziv (00:00)

12:25

Druže čujemo se malo iz a 14, idemo na crveni vrh sa jednim strankama na oglede....

12:25

Odlazni poziv (00:00)

16:21

Upiši poruku...





Jani

Active 16 minutes ago



Thanks Khaled

You are always welcome 🙏🙏🙏



If ill come next week can you make a surprise and you all come for a dinner

Yes sure man

It will be glad for us

So we can talk eye to eye also with Sinisa



Because i just hate people that are lying

Yes sure but wish Sinisa can come

Because it will be amazing to see him



Just dont kill him yet



No valence we just doing clear busin ↓



Aa

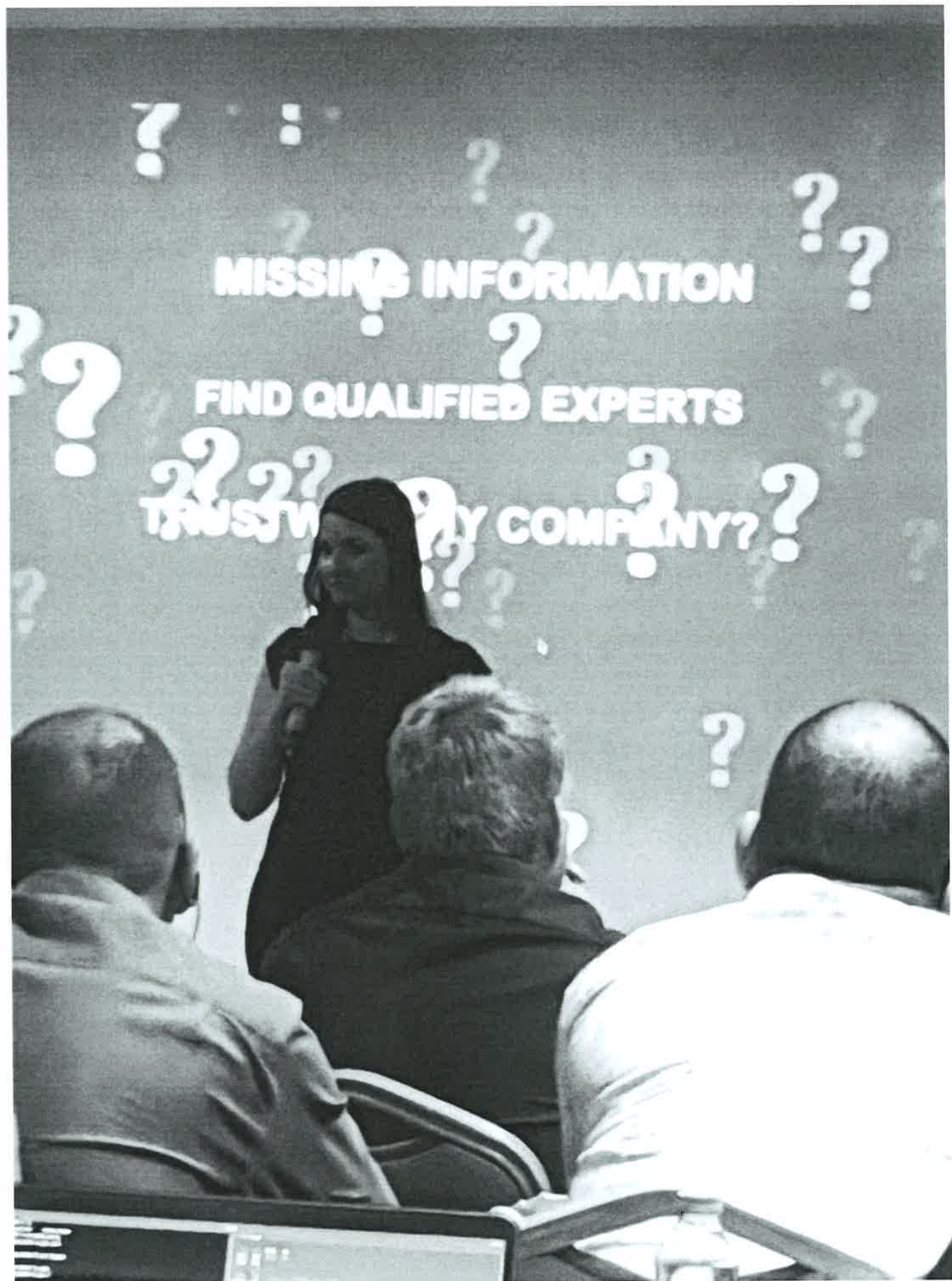


ESENTEPE EXCLUSIVE		
RESERVATION AGREEMENT		
<i>CATEGORY</i>	<i>DETAILS</i>	<i>NOTES</i>
Name of Project:	Esentepe Exclusive	
Property Reserved	Block: C, No: 5	
Property details	Block C-5, Cloesd area: 96m2, Roof Terrace: 95 m2, Garden Terrace: 28m2 (2+1 APT)	
Purchaser' name and Information	NIKO HERAKOVIC	
Developer(Vendor)	MSN PROPERTY LTD	
Passport of country and Number	SLOVENIA - 1011963500098	
Identification card number		
E-Mail address	niko.herakovic@gmail.com	
Mobile telephone number	+386 41 676 926	
Address	Pod Jezom 14; 1000 Ljubljana / Slovenia	
Total Sales price (GBP)	£285,526.00	
Sales Price *5% vat + 3000 GBP Trafo per unit	£302,800.00	
Deposit amount and receipt № (NonRefundable)	€ 5000 = £ 4200	
Payment Plan	Below the table	
Payment plan for 65%	Every 3 months	
Validation of deposit	12/16/2022	
Date of reservation	11/26/2022	
Solicitor		
Swift Code	ISBKTRIS	
Bank Address	TÜRKIYE İŞ BANKASI - İSKELE / KKTC	
Account Name	MSN PROPERTY LTD	
IBAN Number Of EUR Account	TR26 0006 4000 0026 8090 1117 28	
IBAN Number Of USD Account	-	
IBAN Number Of GBP Account	TR85 0006 4000 0026 8090 1117 33	
ATTENTION:		
Key handover date	December (2024)	
GIFTS :	WHITE GOODS and JAKUZZI	

ESENTEPE EXCLUSIVE

PAYMENT PLAN & INSTALLMENTS

BUYER : NIKO HERAKOVIC		
BLOCK C/5 (2+1 APT)	Dates	Sales Price + %5 VAT + £3000 ELECTRIC TRAFO
Sales Price 285.526,00 GBP		£ 302,800.00
Deposit € 5000	11/26/2022	£ 4,200.00
35%	12/16/2022	£ 101,780.00
55%		£ 166,540.00
6.875%	3/16/2023	£ 20,817.50
6.875%	6/16/2023	£ 20,817.50
6.875%	9/16/2023	£ 20,817.50
6.875%	12/16/2023	£ 20,817.50
6.875%	3/16/2024	£ 20,817.50
6.875%	6/16/2024	£ 20,817.50
6.875%	9/16/2024	£ 20,817.50
6.875%	12/16/2024	£ 20,817.50
10%		£ 30,280.00
5%	3/16/2025	£ 15,140.00
5%	6/16/2025	£ 15,140.00
100%	Total	£ 302,800.00







Jani

Active 16 minutes ago



He is laying everybody it looms like that



Looks

e-mail shortly.

We are pleased that you have selected us for your stay. Included in this e-mail we have provided some useful information regarding your upcoming trip. Please don't hesitate to contact us with any changes.

Hotel Name	Maldive Holiday Homes
Confirmation Number	R531192177
Call center agent	Resat Dervis
Guest Name	Century 21- Kaan
Check-in date	Nov 21, 2022
Check-out date	Nov 24, 2022

Room Type	Garden Premium Suite
Meal plan	Room Only
Guest Count	2
Room Total	€ 240

Cancellation
Cancellations or changes made after 12:00 on 3 days before check-in date are subject to a Rate for one night penalty. No refunds for no shows or early checkouts.

Reservation details



Aa



17:02



Braća ▾



Morning brother, yes alive he he, hope youre ok... Im taking this injections and also i have somw for home 😊

07:10

Talk you later 😊 07:10

24. Januar 2023



25. Januar 2023



Heute



Nachricht eingeben...



6:04 PM

Signal strength, Wi-Fi, and battery (20%) icons



Jani

Active Now



Sinisa is not the owner of the project or the units



?

You replied to Jani

Do you see that?

So, as i checked there are just 4 units sold by Sinisa

So, the sales are not on the system

That means there is a mistake

How much was your commission on them?

I'll have to check on that as you got me with this information that only 4 were sold from Sinisa



I gave him money for 15 units, so he should buy them on my name



So this now rose my heart beat...

Me too man

That wasnt small amount of money...



Aa





Invest In TRNC

Investment REPORT

KWISLAND
KELLERWILLIAMS

Kasım SEMAVİ - Veliçan SULUGÖZ - Mülla GÜNEN



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Kholod BELFAS
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KWISLAND
KELLERWILLIAMS

Contents OF:

- ABOUT
- HOTELS
- SALES & RENTS
- CONSTRUCTIONS
- PROJECTS OUTCOMES SINCE 2018-2023

North CYPRIUS

ABOUT

kw ISLAND
KELLERWIL IJALM

Mariyam SULTANOVA
1 90 548 042 50 51
Khaled BELFAS
1 90 548 017 21 21

INTRODUCTION

The goal of this document is to provide potential and/or investors and financiers with an overview of the TRNC project's nature and parameters in order to start the decision-making process. In order to do this, we have put up a description of the current site, a list of pertinent local permission concerns, and an assessment of the local political and economic situation as well as the casino industry. The plan's last part examines the costs and schedule for designing and building the resort, as well as the expected operating concept, financial forecasts, and basic implementation option.

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SOCIO-ECONOMIC INDICATORS	
Population (TRNC SPO -2023 Estimate)	351,965
Total Area of TRNC	3,242 km ²
GDP per Capita (2018)	75,535.6 TL / 13,277 \$
GDP (2018)	18,324.2 mln TL / 3,228.6 mln \$
Inflation Rate (2018)	29,96%
Balance of Trade (2018)	-1,715.5 mln \$
Export (2018)	100.9 mln \$
Import (2018)	1,816.4 mln \$
Corporate Tax Rate	23,5%
Number of Universities (Jan 2019)	20 and Ataturk Teacher Training Academy
Number of students in Universities (2022-2023)	102,944
Tourism Bed Capacity (2023)	26,438
Tourism Net Income and No. of Tourists (2018 Estimate)	960 mln \$ / 1,143 K

Economic benefits to both local and foreign investors

One of the main goals of the Turkish Republic of Northern Cyprus' development strategy is to encourage international investment. As a result, investors in TRNC may be confident in a supportive government. Regardless of whether an investor is domestic or international, various incentives are given to investments with Incentive Certificates. The State Planning Office issues incentive certificates. Between 2001 to the end of the year 2018, 625 incentive certificates have been issued under the Incentive Law. 11,168.20 million TL was invested in fixed assets with incentive certificates overall. The tourism industry accounts for the largest portion of fixed investments (80.79%). Institutional investments in business and education are in second with 7.97% and 7.35%, respectively. Investments to be made in the Development Priority areas identified by the State Planning Organization in the development plans and/or yearly programs are eligible for an investment allowance of 200% of the initial fixed capital investment expenditure. For investments in other industries and areas, the investment allowance is 100% of the first fixed capital investment cost.

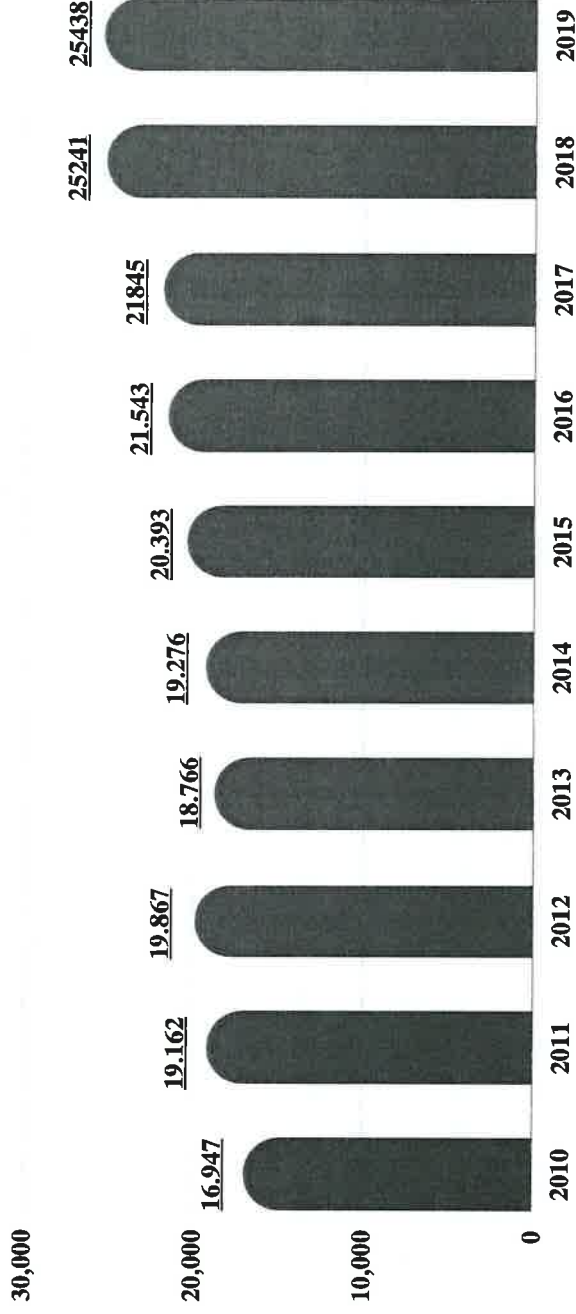
FORBES

Northern Cyprus, located in the Mediterranean Sea between Europe and Turkey, is not at the top of most Americans' list, but this former British colony has a lot to offer. This is the best of the Mediterranean at a fraction of the cost of living the Med life elsewhere. Northern Cyprus is also a safe, welcoming destination with a developed tourism infrastructure, including clubs, casinos, and luxury hotels, all more affordable than their counterparts in France or Italy.

- <https://www.forbes.com/sites/kathleenpeddicord/2021/02/05/5-best-beachfront-buys-for-2021/>

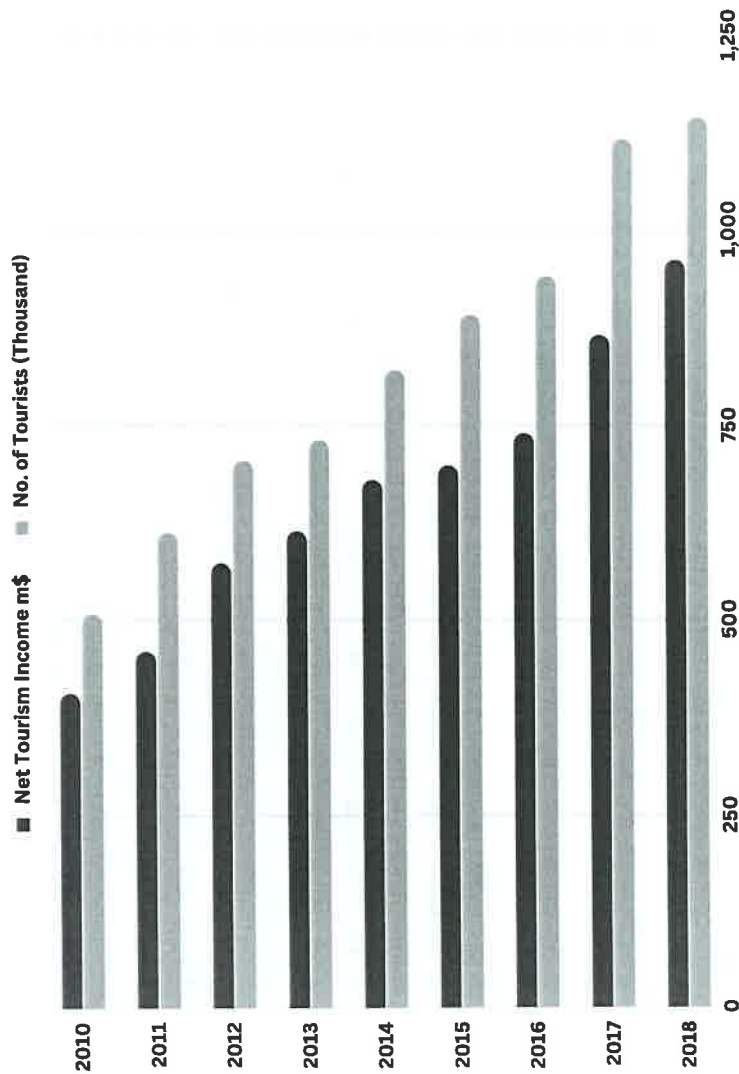
NORTHERN CYPRUS TOURISM SECTOR

The TRNC has long been a popular vacation spot in the Mediterranean, drawing thousands of visitors each year who come to take advantage of the region's long summers, unspoiled landscapes, and historical attractions. Notwithstanding the TRNC's governmental non-recognition, the tourist sector has seen tremendous investment because of rising demand. The island now has 134 tourist accommodations with a total bed capacity of 21,583. Tourism, one of the major economic sectors of the TRNC, contributed 8.7% of the country's GNP in 2016 and is now a significant driver of economic growth.



Hotel bed capacity tends to increase notwithstanding the pandemic situation, and net tourism income as well as the number of tourists is steadily growing, too.

Number of employees involved in tourism sector



	A: Establishment			B: Employee			Total
	2014	2015	2016	2017	2018		
	906	325	334	332	347	....A	
	12,817	12,144	12,703	15,461	19,110	....B	
	130	133	140	134	147	....A	1. Tourist Accommodation Establishments ¹
	5,369	6,346	6,563	7,985	10,183	....B	
	15	14	14	14	14	....A	2. Other Accommodation Establishments ²
	92	96	69	61	80	....B	
	585	-	-	-	-	....A	3. Restaurants etc. ³
	2,820	-	-	-	-	....B	
	151	151	152	154	152	....A	4. Travel Agencies
	453	500	456	440	445	....B	
	25	27	28	30	34	....A	5. Casinos
	4,083	5,202	5,615	6,975	8,402	....B	

¹ Hotels, Hotel-Aparts & Others are covered.

² Guest-Houses are covered.

³ After 2008 only restaurants are covered. 2014 data for restaurant not provided.

Source: Tourism Planning Office, State Planning Organization

• <http://www.devplan.org/Eco-sos/Book/SEG-2018.pdf>

Northern Cyprus Casinos

Cyprus The Turkish Casino Managers Union General Coordinator Ayhan Saricicek stated that “ Thereare25 casinos in Turkish Cyprus. Each year these casinos hold 55-60 tournaments. At least 10 of these tournaments are broadcast on foreign TV stations, and prizes range from USD 1.500.000.- to USD 4.000.000.- [...] Today, tourists from Canada to China come to Turkish Cyprus for these tournaments.”

The casino industry in Northern Cyprus thrives whenever the tourist flow is active. The gaming industry now contributes over USD 600 million annually to the economy through direct and indirect taxes, which is a significant amount given that the TRNC's GDP in 2018 was USD 4.2 billion. This makes gambling one of Northern Cyprus's main competitive advantages. The state's work force is 104,000, 19,000 people.

Where 6,500 are directly employed by the gambling sector. Interest in the TRNC casino sector from international visitors is also growing, a fact that is not lost on major players in the industry. The TRNC can be considered the quintessential peripheral location for casino operations. Recognized politically and diplomatically only by Turkey, the northern third of the island of Cyprus has been cut off from the rest of the world since its partition in 1974. Now all post and telecommunications to northern Cyprus are routed through Turkey; however, there are no formal economic embargoes, so international brands and companies enter North Cyprus. Tourists can easily reach North Cyprus through such a big transportation hub as Istanbul as well as through other Turkish cities that have air connections with Ercan airport. It is also convenient to come to North Cyprus via Larnaca airport. The primary games played are slot machines, American and French roulette, Las Vegas craps, Black Jack, poker, chemin-de-fer, punto banco, baccarat, and keno. A number of other games are also permitted on casino premises, including chug-a-lug, wheel of fortune, rummy, backgammon, and betting on horse and dog races and football matches. Casino opening hours are subject to government regulation. Operation is currently permitted from early afternoon to early morning, with a seasonal adjustment from winter to summer. Alcoholic drinks are available free of charge and may be consumed at the gaming tables. At the time of writing, citizens of northern Cyprus and students, regardless of nationality, are not permitted to gamble on casino premises (nor, technically, in any other location).

- <https://www.thebusinessyear.com/article/northern-cyprus-gambling-sector-under-threat-as-southern-cyprus-welcomes-casinos/>

North CYPRUS HOTELS

kw ISLAND
KELLERWILFAMS

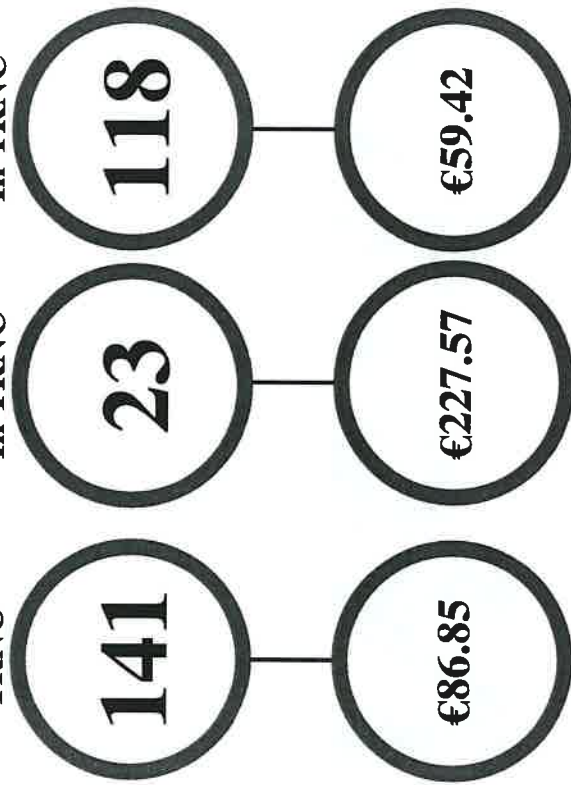
" JUST REGESIRTED HOTELS IN TRNC 2023 "

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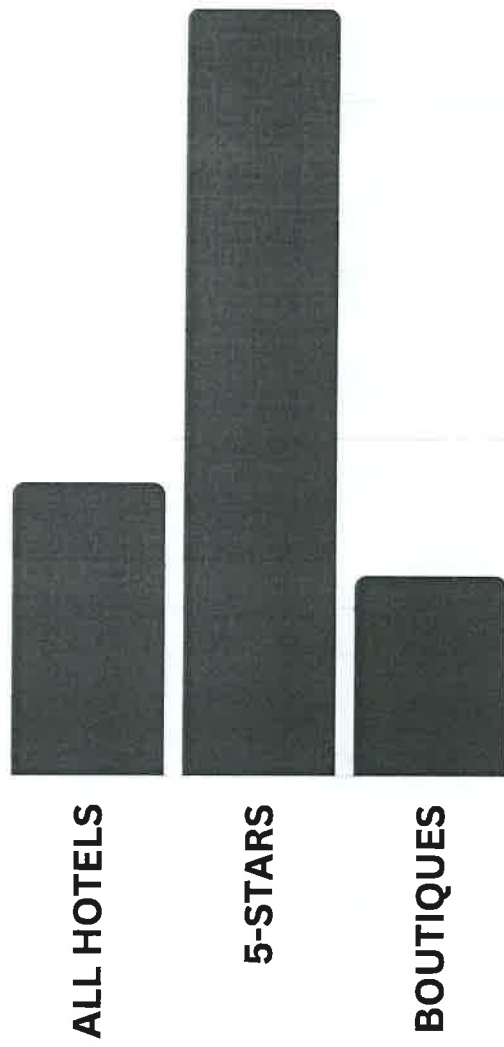
Hotels and Tourism

Tourism is the main income of TRNC on every island. TRNC is one of the primary sources. TRNC has about 23/5-star hotels and around 118 boutique hotels in different categories, with a total bed capacity of 26,438. The average annual tourist number on the island is around 1.2 million. This island is a significant figure compared to its population. Especially 5-star hotels and Casinos have a serious number of many employees coming from abroad; This means housing needs every year maintains at high levels for summer and spreads over 10 months of the year, in many cold countries. Those who live in TRNC prefer a holiday in TRNC food-beverage and accommodation prices are affordable compared to Europe. It is also one of the main reasons that attract tourists.

All Hotels In TRNC 5-Stars Hotels In TRNC Boutique Hotels In TRNC



■ TRNC 141



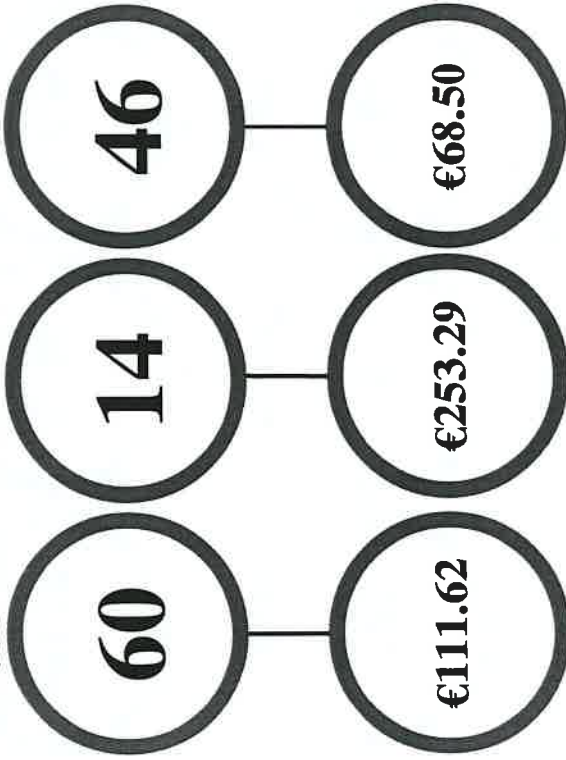
€0 €50 €100 €150 €200 €250

Avg Price Per Night of All Hotels In TRNC

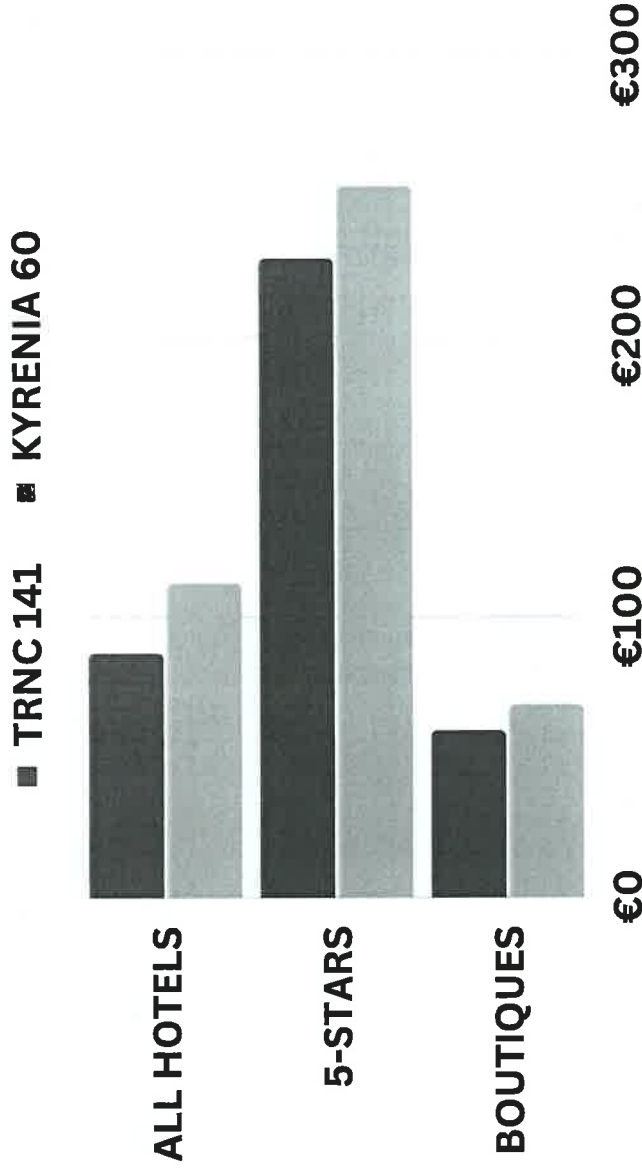
Mariyam SULTANOVA
Khaled BELFAS

KYRENIA HOTELS

All Hotels In KYRENIA 5-Stars Hotels In KYRENIA Boutique Hotels In KYRENIA



Avg Price Per Night



FAMAGUSTA HOTELS

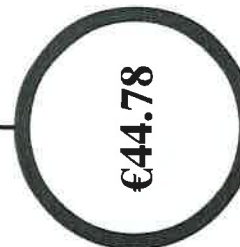
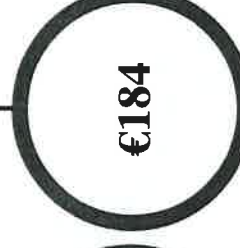
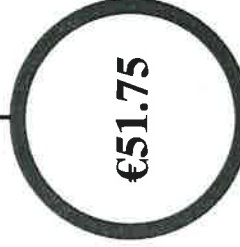
All Hotels In
FAMAGUSTA



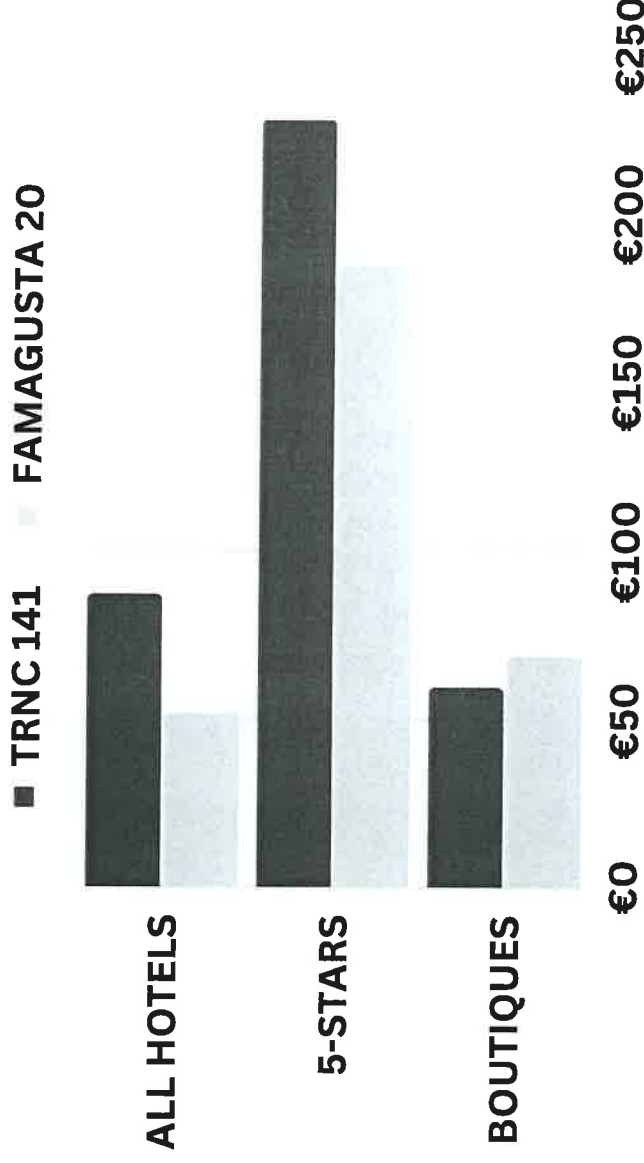
5-Stars Hotels In
FAMAGUSTA



Boutique Hotels In
FAMAGUSTA

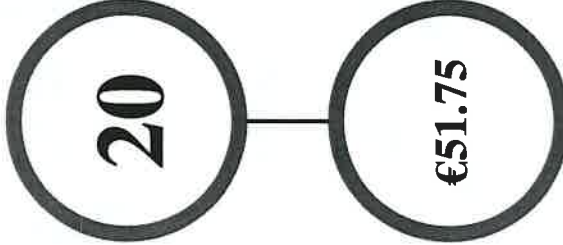


Avg Price Per Night

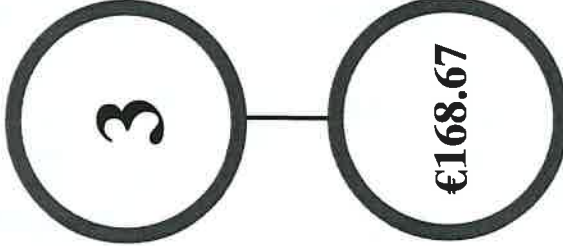


NICOSIA HOTELS

All Hotels In
NICOSIA

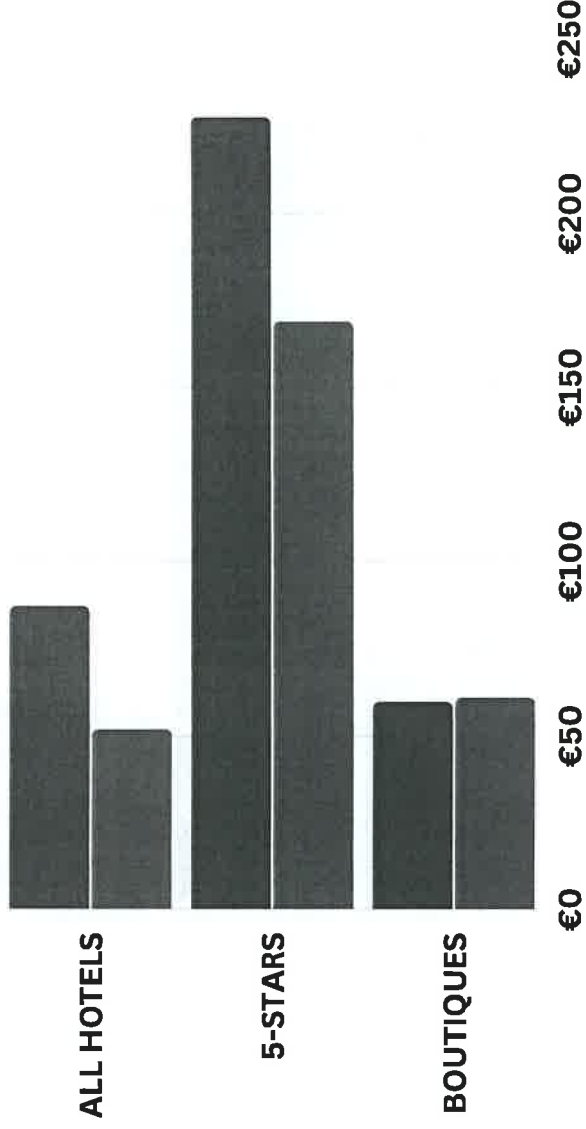
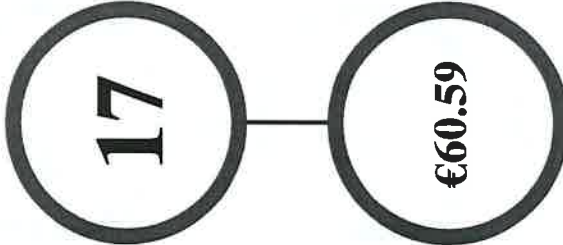


5-Stars Hotels In
NICOSIA



TRNC 141

Boutique Hotels In
NICOSIA



Avg Price Per Night

ISKELE HOTELS

All Hotels In
ISKELE

38

€76.32

5-Stars Hotels In
ISKELE

4

€191.25

TRNC 141

ISKELE 38

ALL HOTELS

5-STARS

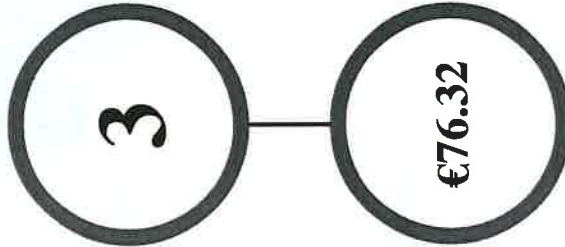
BOUTIQUES

€0 €50 €100 €150 €200 €250

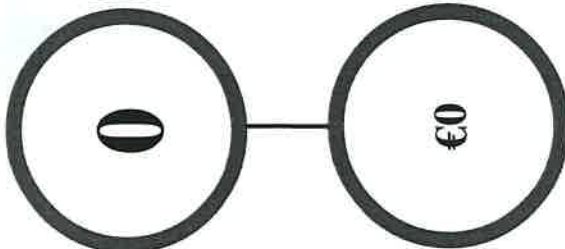
Avg Price Per Night

GUZELYURT HOTELS

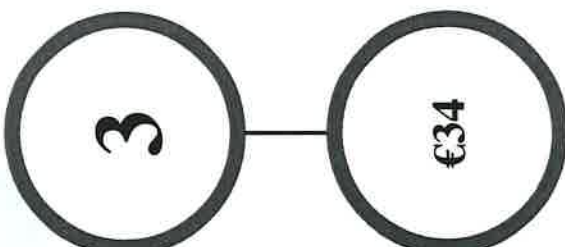
All Hotels In
GUZELYURT



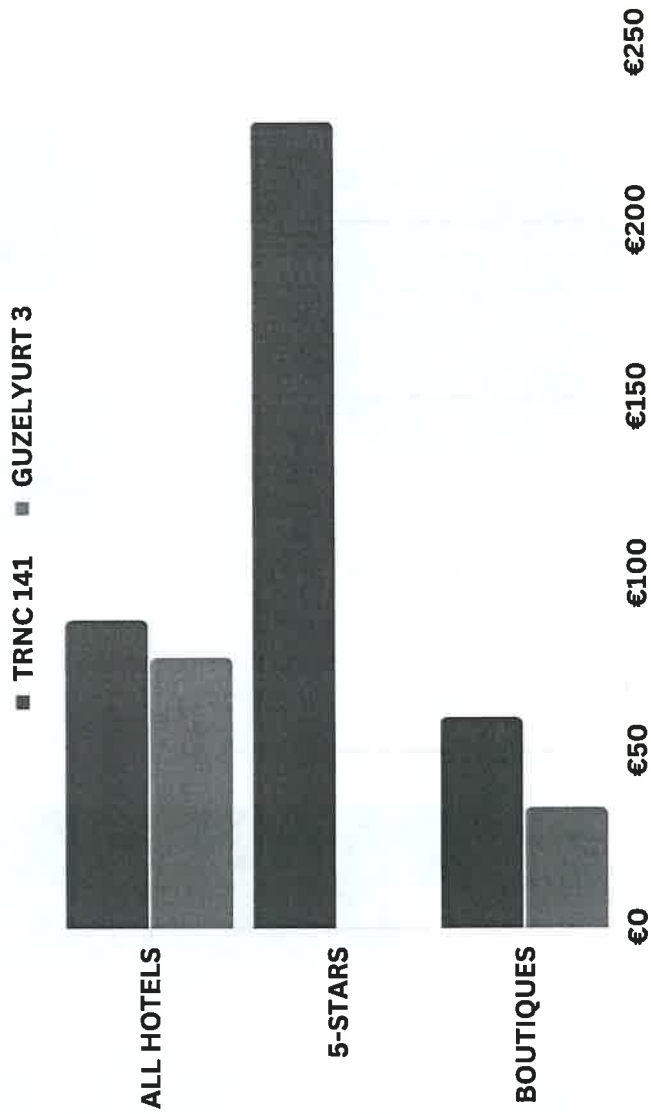
5-Stars Hotels In
GUZELYURT



Boutique Hotels In
GUZELYURT



Avg Price Per Night



Bed: 26.450 / Occupancy: 20.974

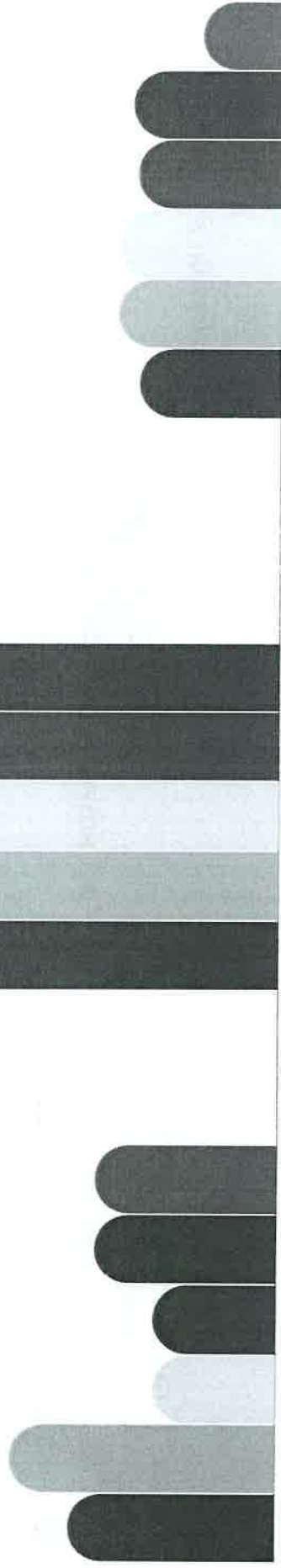
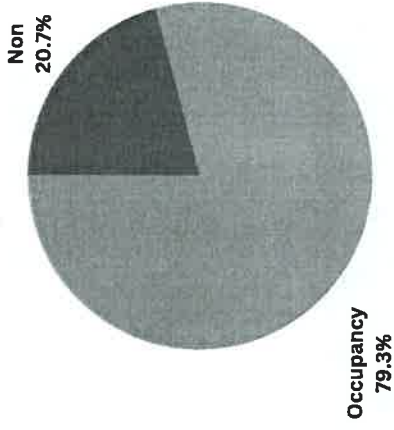
TRNC 141
 KYRENIA 60
 FAMAGUSTA 20
 NICOSIA 20
 ISKELE 38
 GUZELYURT 3

€300

€200

€100

€0



ALL HOTELS

5-STARS

BOUTIQUES



TRNC HOTELS



KYRENIA HOTELS



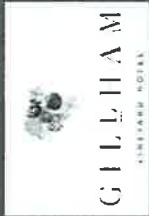
FAMAGUSTA & ISKELE HOTELS



NICOSIA HOTELS



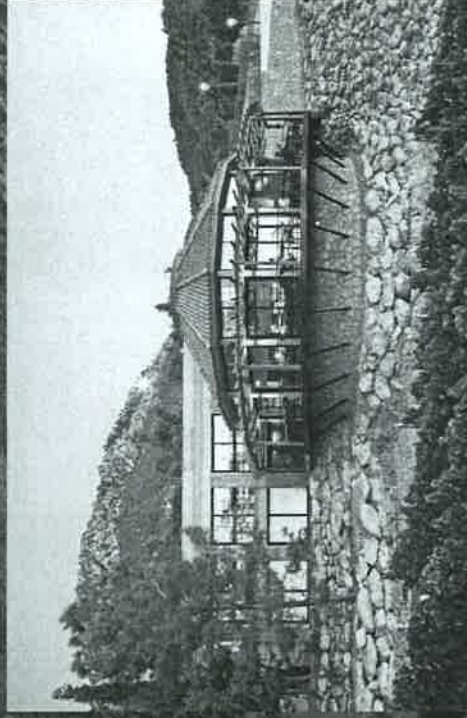
GUZELYURT HOTELS



GILLHAM VINEYARD HOTEL

On our boutique estate, artisan vintners are bringing a new chapter to the island, using their passion and knowledge to create distinguished wines.

Gillham's Wine Culture provides guests with complete insight and experience of wine culture. Guests are able to discover the magic of the complete wine-making process, from the planting of the vines to the final production of our distinguished wines, more than that, visitors can choose from a wide selection of tours, wine education courses, wine lectures, and much more that will enhance the guest's wine culture experience.



SPECIAL
OFFERS
& EVENTS

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Marvin
Khalid BELLA
+90 548 642 50 51
+90 548 612 21 21



2021 Ranked #1
in Europe

Ranked World Celebrity



KORINEUM
Golf & Beach Resort

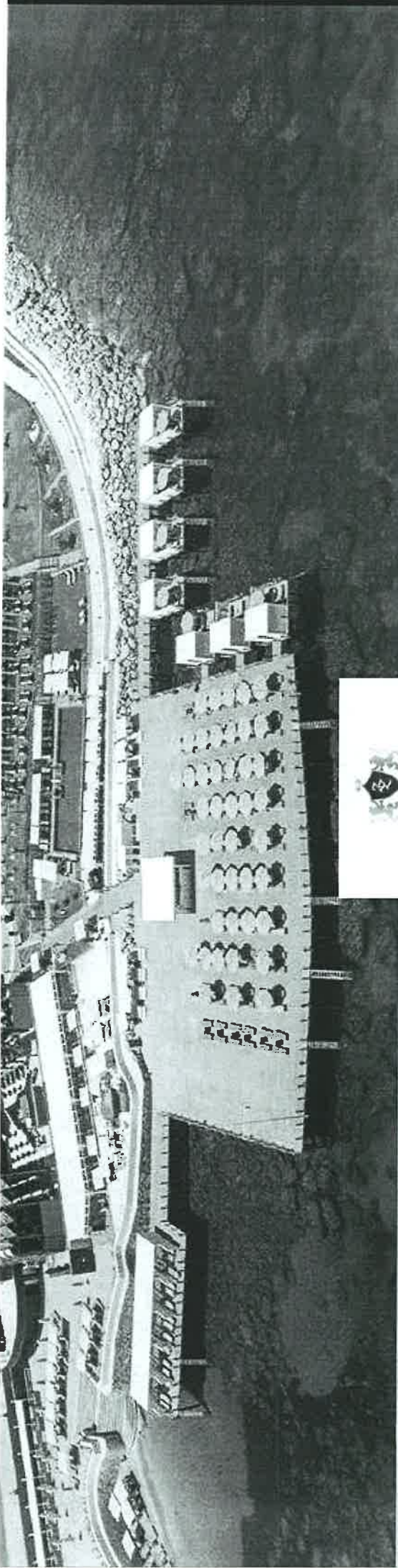
KORINEUM GOLF & BEACH RESORT

- The Korineum Golf & Beach Resort experience is entirely unique, with a blend of warm hospitality and perfected professionalism... While cocooned by tranquility, every opportunity for activities and pleasure will be available for a beautiful escape and unforgettable holiday.
- The prestigious Korineum Golf & Beach Resort is in fact very much a part of the small island's history as it is proudly home to the first 18-hole golf course in the Northern part of Cyprus.
- The beautifully manicured lawns and impeccably kept golf course are not the only marvels of the Resort. With a private beach and a deluxe Boutique Hotel, the experience offered is one of Celebrated Relaxation.
- The dramatic beauty of the Resort is sure to take your breath away with its stately grandeur set between the Mediterranean coast and the Besparmak Mountain range in Esentepe. The landscape carved from a natural forest of Umbrella Pines, Carob, and Olive trees, will ease you into the steady beat of island life.
- If you are picturing blue skies, acres of green, a delightful drink, and a good book, then you envisage Korineumaxation.

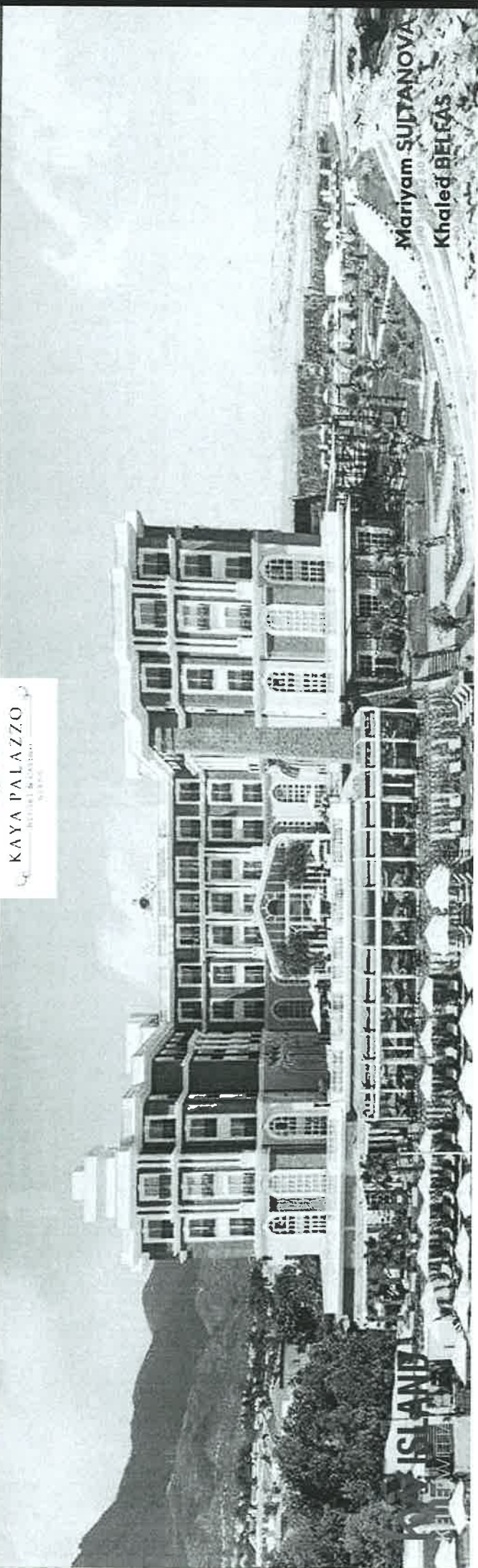


KW ISLAND
KELLERWILLIAMS

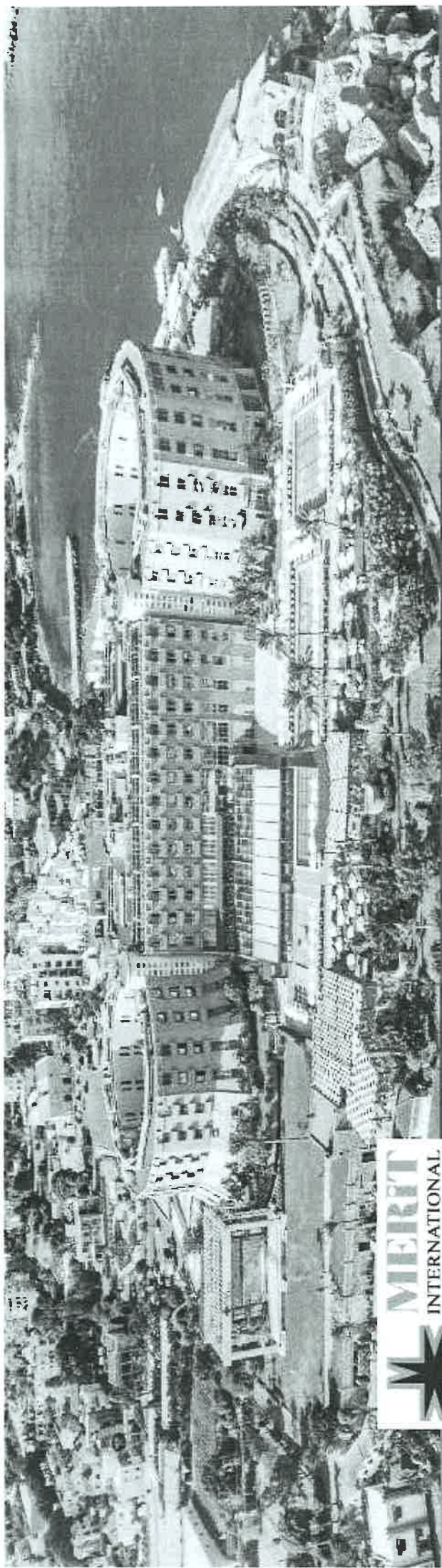
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KIMBER BELFAS
+90 548 812 21 21




KAYA PALAZZO
RETAIL & RESIDENTIAL
2019-2020



Mariyam SULTANOVA
Khaled BELFAS



MERT
INTERNATIONAL
HOTELS & RESORTS
Since 1988



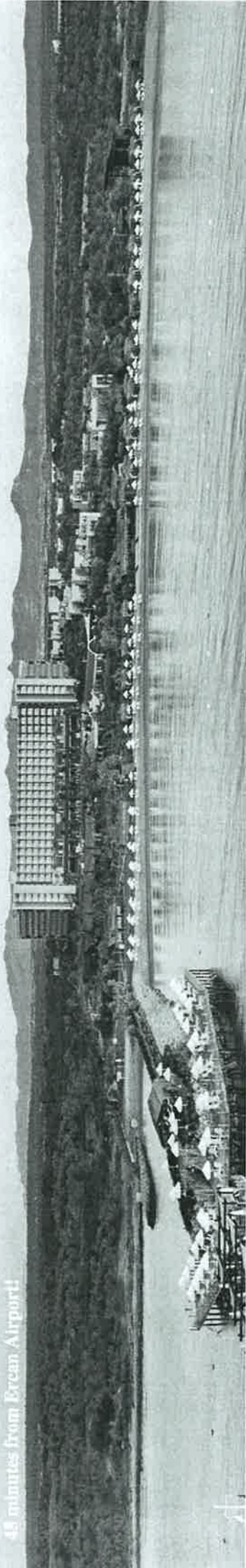
UNMATCHED HISTORY

At the heart of Cyprus's history is the ancient city of Paphos, a UNESCO World Heritage Site. The city is home to the Paphos Archaeological Park, which includes the Paphos Castle, the Paphos Museum of Archaeology, and the Paphos Amphitheatre. The city is also home to the Paphos International Airport, which is one of the busiest airports in Cyprus.

All these services are in a 124-acre world of paradise in Yokkida - one of Cyprus's most exclusive locations and just 45 minutes from Ercan Airport!



concorde
LUXURY RESORT
CASINO · CONVENTION · SPA
BAYRA · CYPRUS

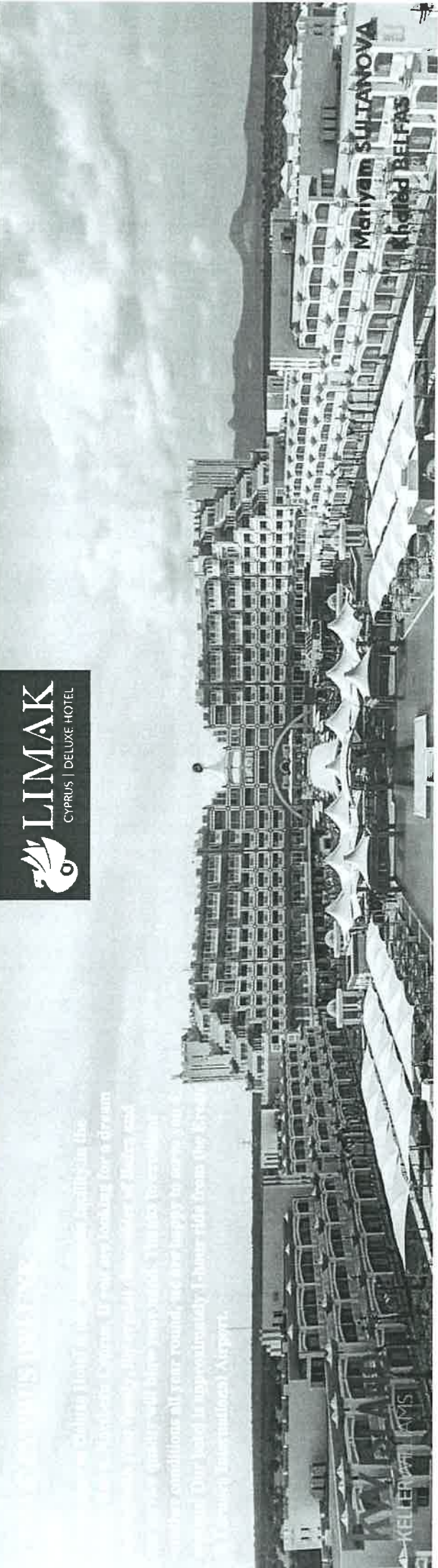


UNMATCHED SERVICE

At the heart of Cyprus's history is the ancient city of Paphos, a UNESCO World Heritage Site. The city is home to the Paphos Archaeological Park, which includes the Paphos Castle, the Paphos Museum of Archaeology, and the Paphos Amphitheatre. The city is also home to the Paphos International Airport, which is one of the busiest airports in Cyprus.



LIMAK
CYPRUS | DELUXE HOTEL



North CYPRIUS

SALES & RENTS

RESALES

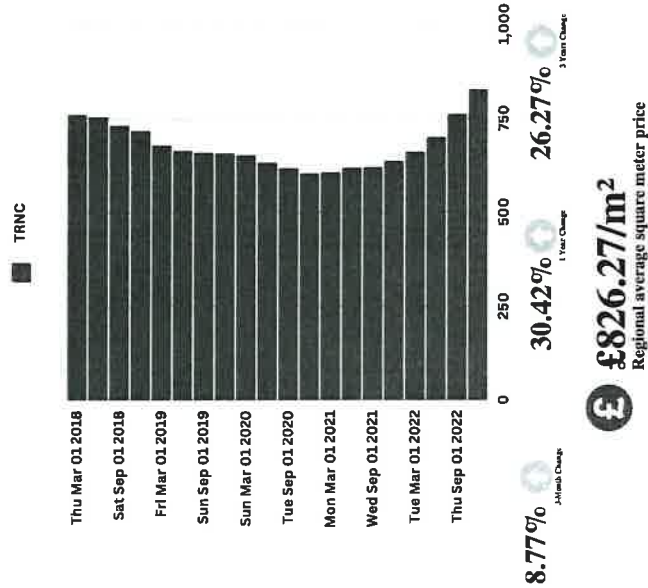
" JUST REGESIRTED SALES AND RENTS BY IOIEVLER AND HANGIEV "

KW ISLAND
KELLERWILLY PARTS

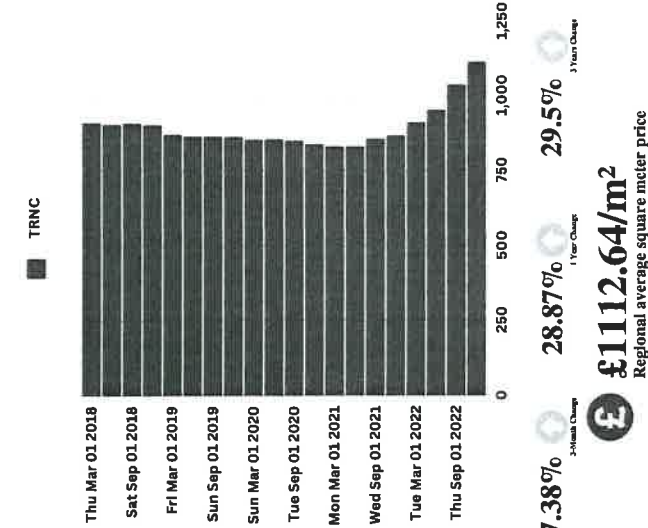
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Khaled BELFAS
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TRNC SALES IN LAST 5 YEARS

TRNC Apartment Sale Price Trend

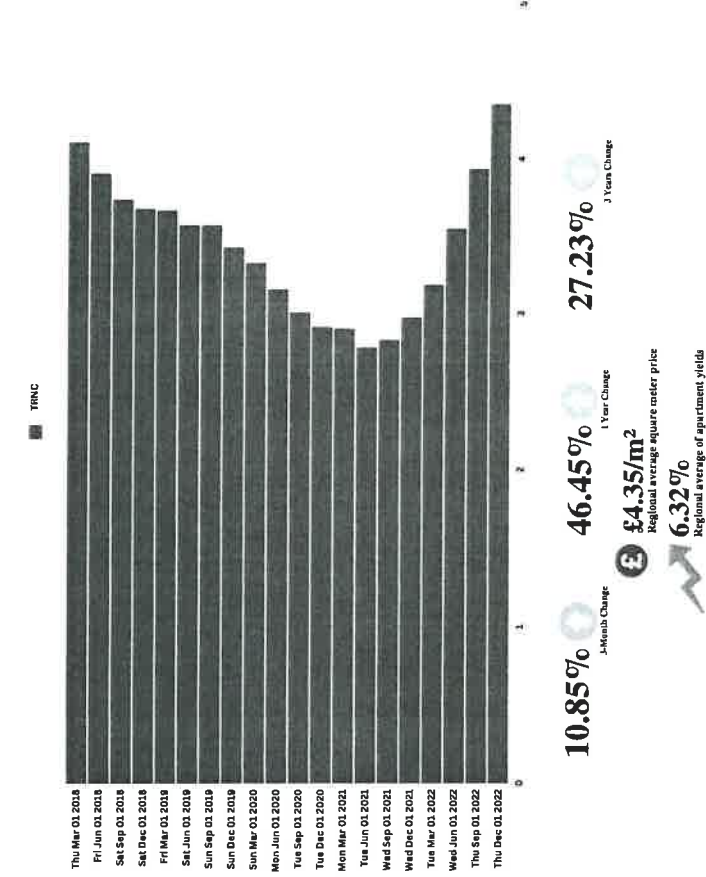


TRNC Villa Sale Price Trend



TRNC RENTS IN LAST 5 YEARS

TRNC Rent Price Trend

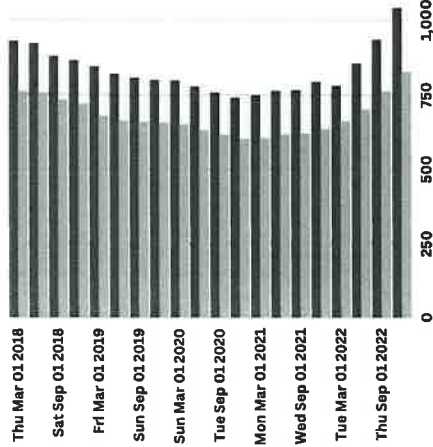


KYRENIA SALES IN LAST 5 YEARS

KYRENIA RENTS IN LAST 5 YEARS

KYRENIA Apartment Sale Price Trend

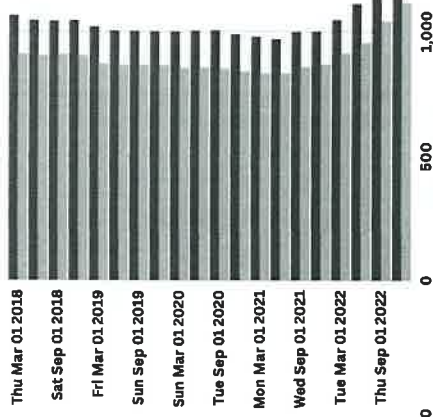
■ KYRENIA ■ TRNC



11.71%
 £1039.58/m²
 Regional average square meter price

KYRENIA Villa Sale Price Trend

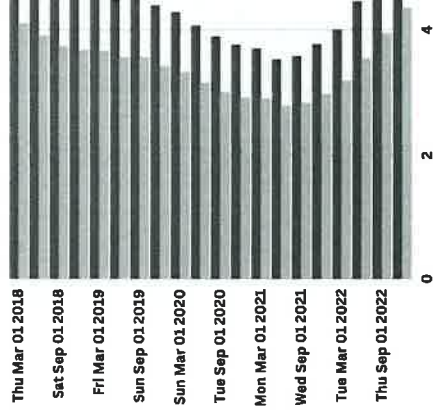
■ KYRENIA ■ TRNC



5.64%
 £1289.37/m²
 Regional average square meter price

KYRENIA Apartment Rent Price Trend

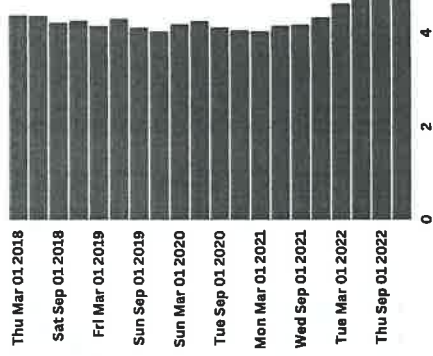
■ KYRENIA ■ TRNC



11.99%
 £5.57/m²
 Regional average square meter price
 6.43%
 Regional average of apartment yields

KYRENIA Villa Rent Price Trend

■ KYRENIA



11.15%
 £6.25/m²
 Regional average square meter price
 5.82%
 Regional average of villa yields

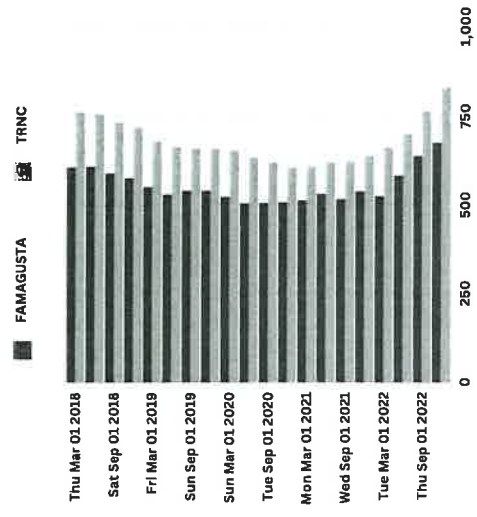
FAMAGUSTA SALES IN LAST 5 YEARS

FAMAGUSTA RENTS IN LAST 5 YEARS

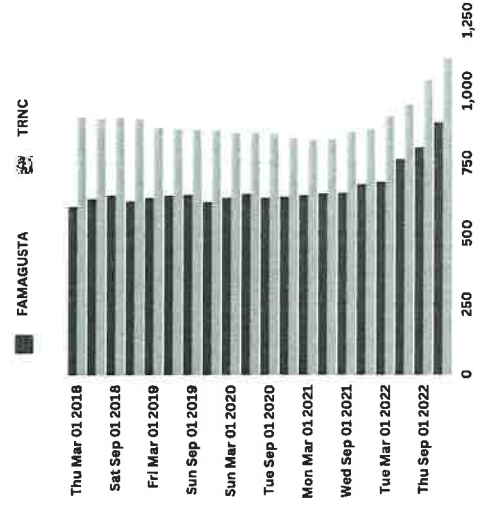
FAMAGUSTA Apartment Sale Price Trend

FAMAGUSTA Villa Sale Price Trend

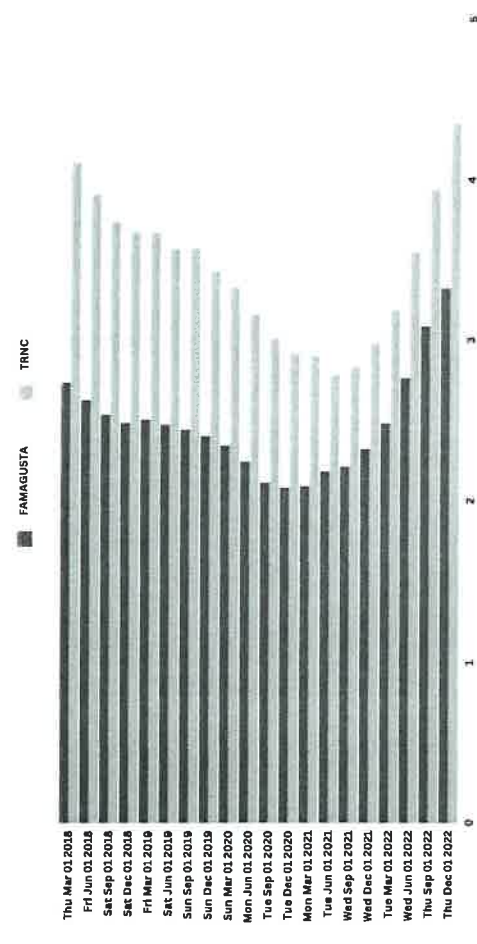
FAMAGUSTA Apartment Rent Price Trend



6.05% 3 Month Change
 25.15% 1 Year Change
 24.48% 3 Years Change
£672.17/m²
 Regional average square meter price



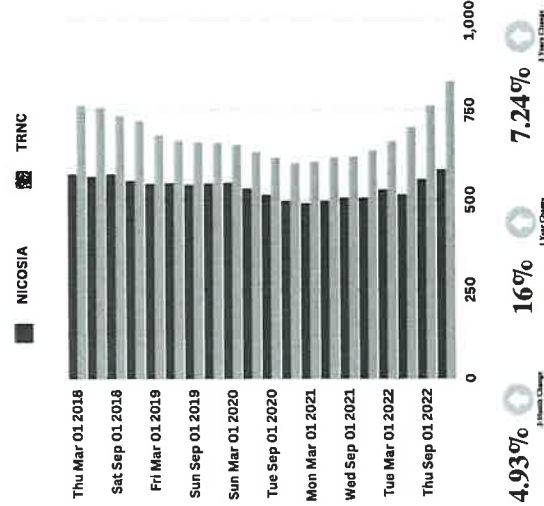
10.69% 3 Month Change
 31.56% 1 Year Change
 45.17% 3 Years Change
£886.54/m²
 Regional average square meter price



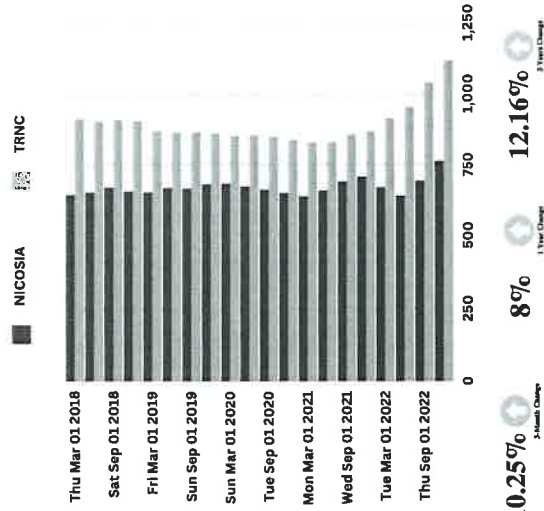
7.79% 3 Month Change
 43.14% 1 Year Change
 38.13% 3 Years Change
£3.32/m²
 Regional average square meter price
5.93%
 Regional average of apartment yields

NICOSIA SALES IN LAST 5 YEARS

NICOSIA Apartment Sale Price Trend

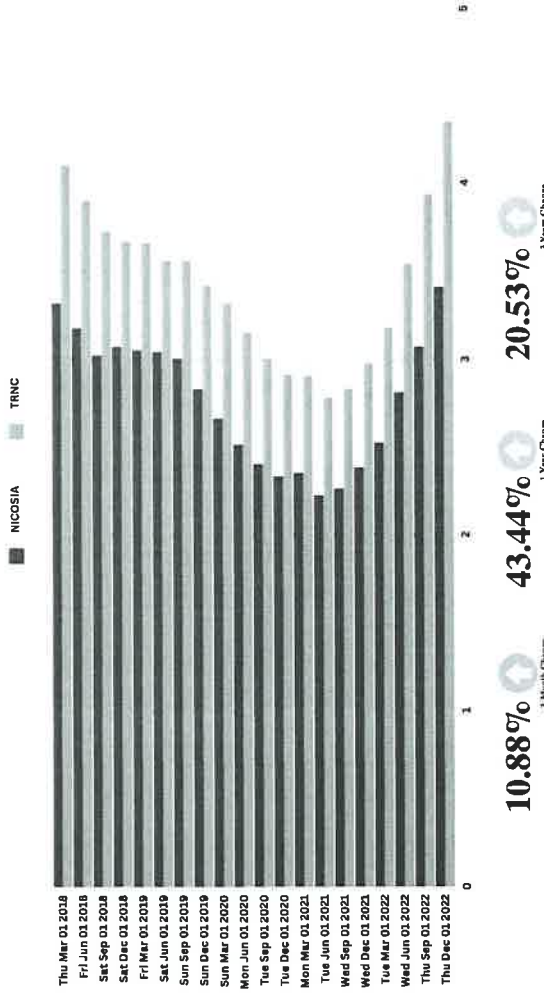


NICOSIA Villa Sale Price Trend

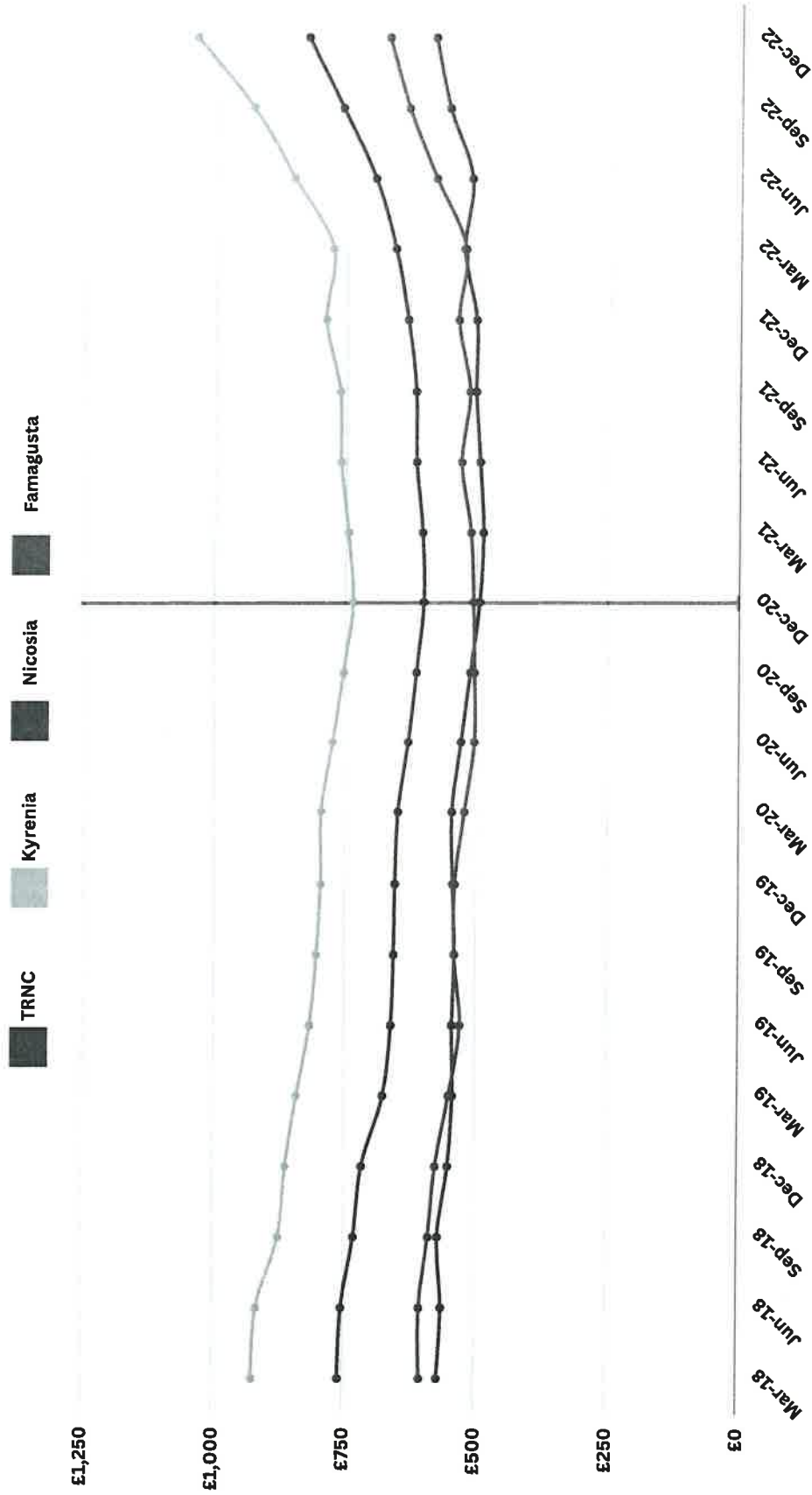


NICOSIA RENTS IN LAST 5 YEARS

NICOSIA Apartment Rent Price Trend



RESALE MARKET IN TRNC 18-22

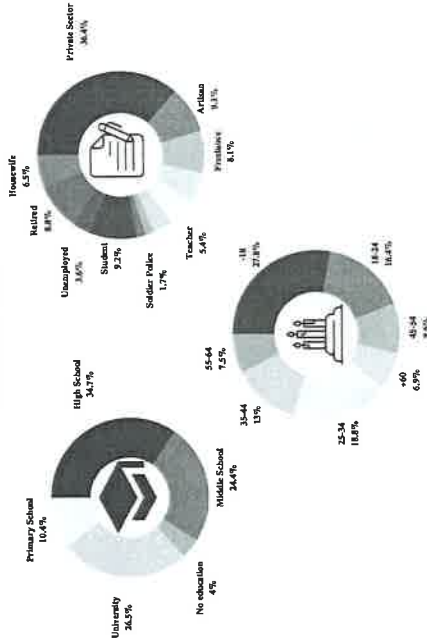


DEMOGRAPHIC INFORMATION OF TRNC

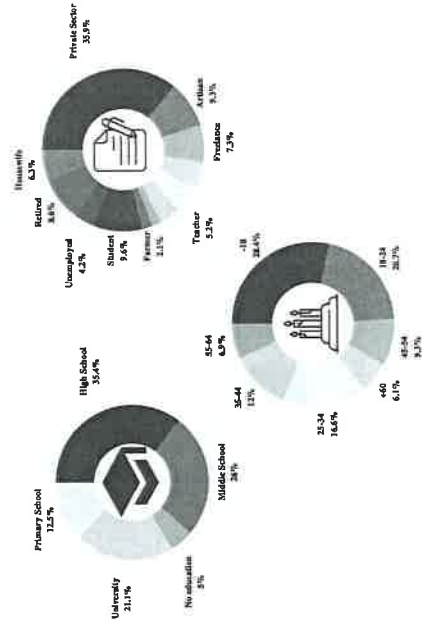
Population: 351965

Students: 102944

KYRENIA



FAMAGUSTA



PROPERTY SALES TO NON-EU NATIONALS

POTENTIAL BUYER COUNTRIES:



RUSSIA



UKRAINE



KAZAKHSTAN



BELARUS



NORWAY



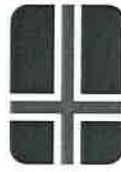
DENMARK



SWEDEN



FINLAND



ICELAND



TURKEY



CHINA



UK



IRAN



ISRAEL

NEW POTENTIAL BUYER COUNTRIES:



SERBIA



KOSOVO



NORTH MACEDONIA



ALBANIA



BOSNIA AND HERZEGOVINA



MONTENEGRO



BULGARIA



CROATIA



ROMANIA



SLOVENIA



HUNGARY



MOLDOVA

THERE ARE 4 MAIN REASONS WHY PEOPLE WOULD CHOOSE TO RELOCATE TO THE MEDITERRANEAN:

- Seeking sunshine. For many people living in countries like Norway or Great Britain better climate and environment can become a crucial factor in leaving the country.
- Leaving a dangerous place. Ukrainian, Russians, and Iranians escape regions at war or a mere threat of being sent to war as soldiers.
- Investing in the property. North Cyprus properties are probably the most affordable in the Mediterranean, starting as low as 50.000 GBP for a new studio at the seaside, with a guaranteed rental return among the highest in the Mediterranean.
- Seeking a better life. Iran and ex-Soviet countries would prefer to give their children an EU-level of education at a lower price, to live without pollution, to have a better job, or to escape the hassle of a big city.

INVESTMENT BENEFITS FOR BUYERS IN NORTH CYPRUS:

- RESIDENCE PERMIT - OBTAINING A RESIDENCE PERMIT IS FAIRLY EASY AS A NORTH CYPRUS HOMEOWNER.
- BANK ACCOUNT - PRIVATE BANKING WITH STRICT CLIENT CONFIDENTIALITY (PRIVATE BANK ACCOUNT - FREE ZONE)
- TAX RATE - LOW TAX RATE FOR PROPERTY INVESTMENT.
- ROI - HIGHER YIELDING RETURN ON INVESTMENT COMPARED TO EUROPE AND ENGLAND
- CAPITAL GAINS - CYPRUS CONSTRUCTION OFF-PLAN PROJECTS HAVE GAINED A MINIMUM OF 55% ONCE COMPLETED
- PRICES - VERY LOW LIVING COSTS AND PROPERTY PRICES ARE SIGNIFICANTLY LOWER IN THE EUROZONE.
- SAFE/SECURE - ONE OF THE SAFEST COUNTRIES IN THE WORLD, FRIENDLY AND PRIVATE POPULATION.
- CRYPTO LAWS - FREE TO BUY, SELL AND EXCHANGE, PURCHASE PROPERTY & CARS.
- UNSPOILT NATURE - CLEANEST SAND AND SEA, HEAVY GOVERNMENT REGULATION FOR NATURAL PROTECTION.
- CLIMATE - AVERAGE 300 DAYS OF SUN WITH WARM WINTERS.

North CYPRIUS

CONSTRUCTIONS

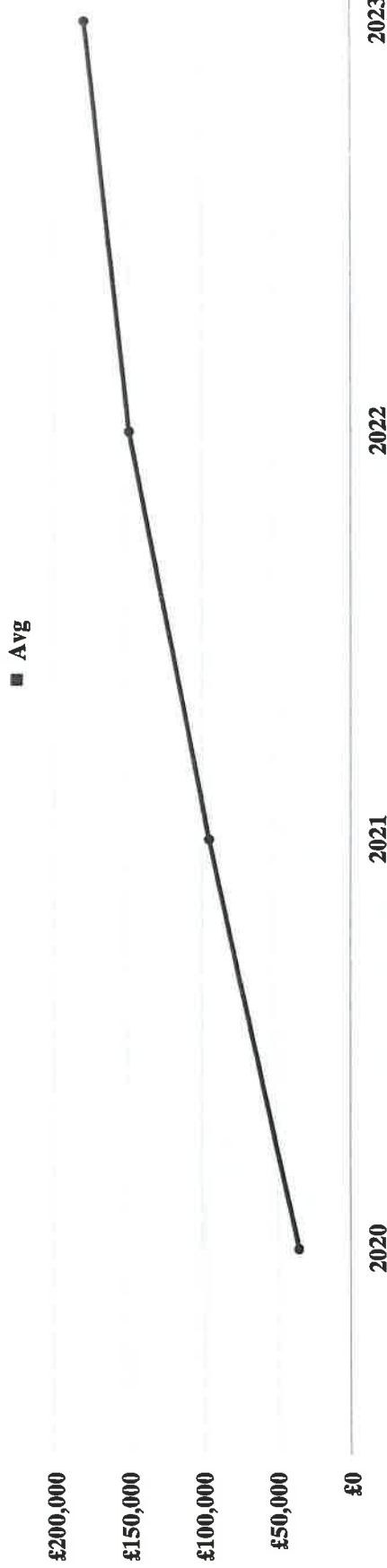
OFF PLANS

" NOT ALL CONSTRUCTIONS ARE MENTIONED JUST THE OLDEST AND BIGGEST "

kw ISLAND
KUTLERMAN

Mariyam SULTANOVA
190 348 642 50 51
Khaled BELFAS
190 348 612 21 21

LAND OF TRNC - KYRENA



Kyrenia	2020	2021	2022	2023	Total of 18-23
Avg	£35,000	£96,000	£150,000	£180,000	£115,250

↑
174.29%
20-21

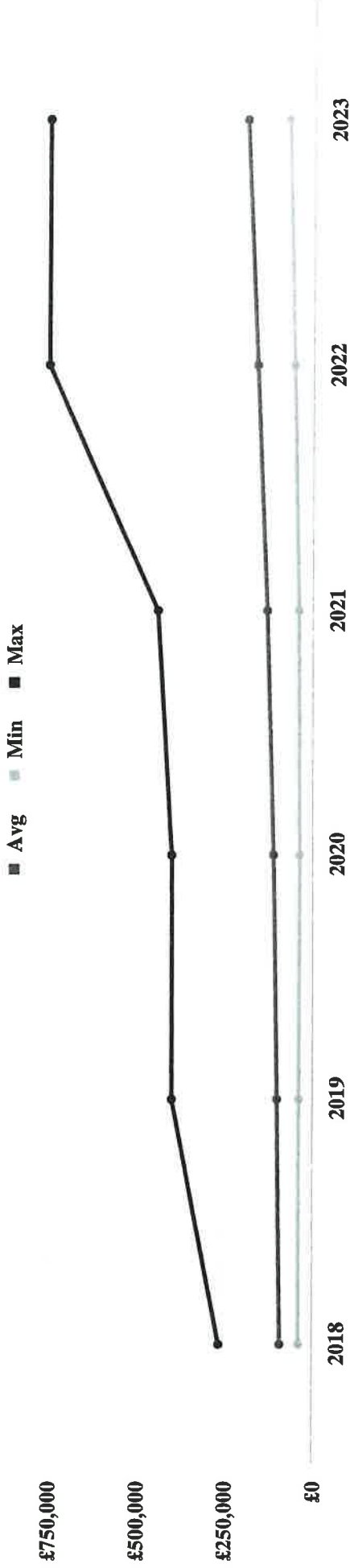
↑
56.25%
21-22

↑
20%
22-23

↑
414.29%
20-23

229.26%
Avg Capital Gains 18-23

KYRENIA - OFF PLAN



Kyrenia	2018	2019	2020	2021	2022	2023	Total of 18-23
Avg	£92,114	£101,423	£111,609	£130,562	£159,656	£190,484	£143,062
Min	£39,900	£39,900	£38,000	£41,000	£54,900	£72,000	£39,900
Max	£265,000	£400,000	£400,000	£440,000	£750,000	£750,000	£750,000

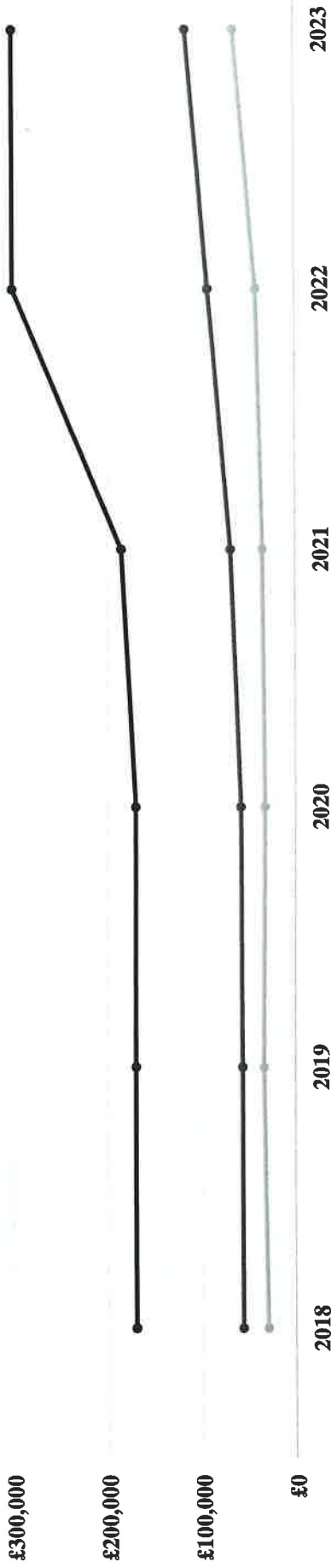


10.11% 18-19 10.04% 19-20 16.98% 20-21 22.21% 21-22 19.31% 22-23 106.79% 18-23

55.31%
Avg Capital
Gains 18-23

ISKELE - OFF PLAN

■ Avg ■ Min ■ Max



Iskele	2018	2019	2020	2021	2022	2023	Total of 18-23
Avg	£56,526	£56,762	£58,068	£68,795	£92,448	£115,628	£75,838
Min	£29,900	£34,000	£32,500	£34,900	£42,000	£65,000	£29,900
Max	£170,000	£170,000	£170,000	£185,000	£300,000	£300,000	£300,000



CONSTRUCTION COMPANIES

DÖVEÇ GROUP

- Döveç Group is a group of companies that have grown rapidly in the last 34 years. By building projects according to customers' happiness, and trust and offering high quality we achieved an outstanding growth rate of 100% in the last 4 years. Döveç projects have shown an increase in value of a minimum of 95% customer satisfaction which made us a flag carrier in our sector.

NorthernLAND

- NorthernLAND started its activities in 2003 with the goal of "quality life" and continues to operate in Northern Cyprus by developing more and more every day with its innovative, pioneering, and customer satisfaction-oriented works. Shortly after its establishment, our company managed to become the most successful construction company in Northern Cyprus and gain the trust of the community.

NOYANLAR GROUP

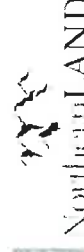
- The journey of Noyanlar Group of Companies began in 1973 when Gokhan Noyan, a veteran architect and founder of the Arken Architecture and Engineering Ltd decided to establish a new construction and engineering company which has grown into one of the premier architecture and engineering companies in North Cyprus.

AFIK GROUP

- Afik Group is an international development and construction company operating in Israel, Turkey, Cyprus, Germany, and Greece. Our company is a well-established private family business, founded in 1995 by Mr. Shimon Aykout, who holds both Turkish and Israeli citizenship and is the CEO. Our hallmark is the reliability and quality of our construction.

CAPITON CONSTRUCTION

- After the contracting works started in 1986, Capiton Construction was established on 19.09.2003 in Northern Cyprus by the Capital Group President Tekin Arhun. It has an important role in the growth of the society in Northern Cyprus. To date, it has successfully built infrastructure works, hundreds of residences and villas.



Mariyam SULTANOVA
Vice President of
Khaled BELFAS
Vice President of

CONSTRUCTION COMPANIES

BAŞTAŞLAR CONSTRUCTION

- Since 1969, Baştaşlar Construction has had an important role in the growth of the society in Northern Cyprus. Originally founded by the brothers Ali and Ömer Baştaş, after following the footsteps of their uncle, Fahri Arabacıoğlu. They successfully built hundreds of council houses, parliament buildings, power stations, universities, and many residential apartments and villas.

CARRINGTON GROUP

- Carrington Group designs build and sells quality villas and apartments in North Cyprus specializing in the coastal area of Northern Cyprus east of Kyrenia, arguably the most beautiful part of the island that contains not one but three protected areas of natural beauty. We are always looking to the future and are now working on projects in downtown Kyrenia to add to our portfolio.

KIBRIS DEVELOPMENTS

- Since 1985, our company has been growing steadily to offer real estate and construction services which are leading the sector in Cyprus. The value created by every project we design with passion is crowned with the likes of our customers as well as the rewards we have received

EMTAN CONSTRUCTION

- Carrying out significant projects in the Turkish Republic of Northern Cyprus and completing them successfully on time, EMTAN CONSTRUCTION LTD. was established in TRNC in 1988. Our founder Tandoğan Tanlı has contributed the experience and maturity that he gained from the construction works he started in Limassol in 1958 to the company.

EUROCOAST GROUP

- Eurocoast Group has a motto "Excellence with a personal touch", it is the common ethos that drives our companies and one that makes our companies stand out from the others in our chosen fields. For over 14 years we have built our reputation by providing high-quality and affordable properties in Northern Cyprus built to a standard higher than the local market and to the timescale that we agreed upon.

kw ISLAND
KELLER WILLIAMS

Carrington
GROUP
The Future is Now



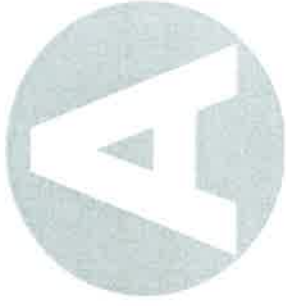
BAŞTAŞLAR



EUROCOAST

Mariyam SULTANOVA
157 936 342 50 51
Khaled BELFAS
150 640 012 1121

CONSTRUCTION PRICE INDEX :



£1000 - £1200 /m²



£700 - £900 /m²



£500 - £600 /m²



£1000 - £1200 /m²



CONSTRUCTION PRICE INDEX :



£1000 - £1200 /m²



£700 - £900 /m²



£500 - £600 /m²



£700 - £900 /m²



North CYPRIUS

PROJECTS OUTCOMES

SINCE 2018-2023

" JUST REGESIRTED PROJECTS ON ALL OFFICIAL RESOURCES OF TRNC "

KW ISLAND

KELLERWILLIAMS.

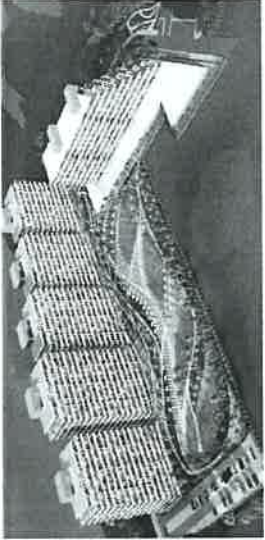
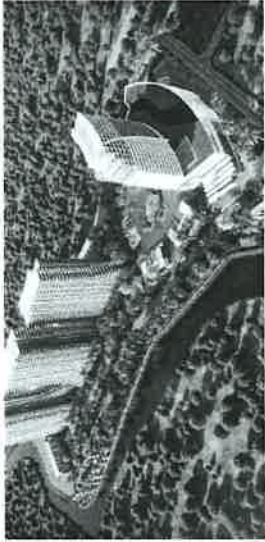


NorthernLAND

Trusted BY

International Buyers

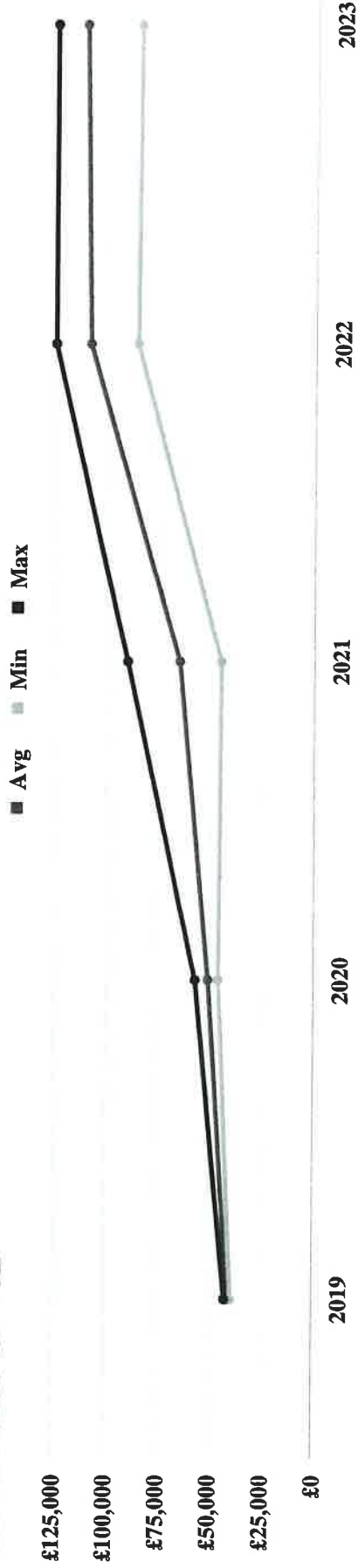
KYRENIA, ISKELE, AND KARPAZ



KW ISLAND
KELLERWILLIAMS

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" The data is based on NorthernLAND starting prices of the projects "

Northern LAND	2018	2019	2020	2021	2022	2023	Total of 18-23
Avg	£0	£40,495	£50,700	£64,767	£108,367	£110,967	£73,531
Min	£0	£38,995	£45,900	£44,900	£85,900	£85,000	£38,995
Max	£0	£41,995	£56,900	£89,900	£125,000	£125,000	£125,000



25.20% 19-20
27.74% 20-21
67.32% 21-22
2.40% 22-23
174.03% 18-23

81.58%
Avg Capital
Gains 18-23

KW ISLAND

KELLERWILLIAMS,

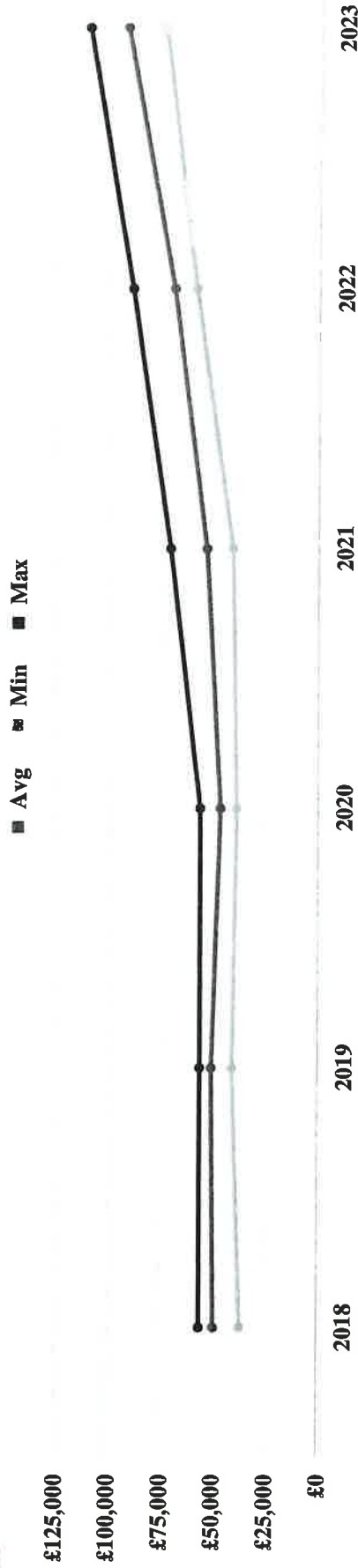


Trusted BY
International Buyers
KYRENIA & ISKELE



KW ISLAND
KELLERWILLIAMS

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Khaled BELFAS
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" The data is based on Afik Group starting prices of the projects "

Afik	2018	2019	2020	2021	2022	2023	Total of 18-23
Avg	£49,300	£50,633	£46,458	£53,193	£69,145	£91,912	£58,621
Min	£36,900	£40,900	£39,000	£40,900	£58,745	£73,950	£36,900
Max	£56,100	£56,100	£56,100	£70,500	£89,000	£110,000	£110,000



KW ISLAND

KELLERWILLIAMS



Trusted BY

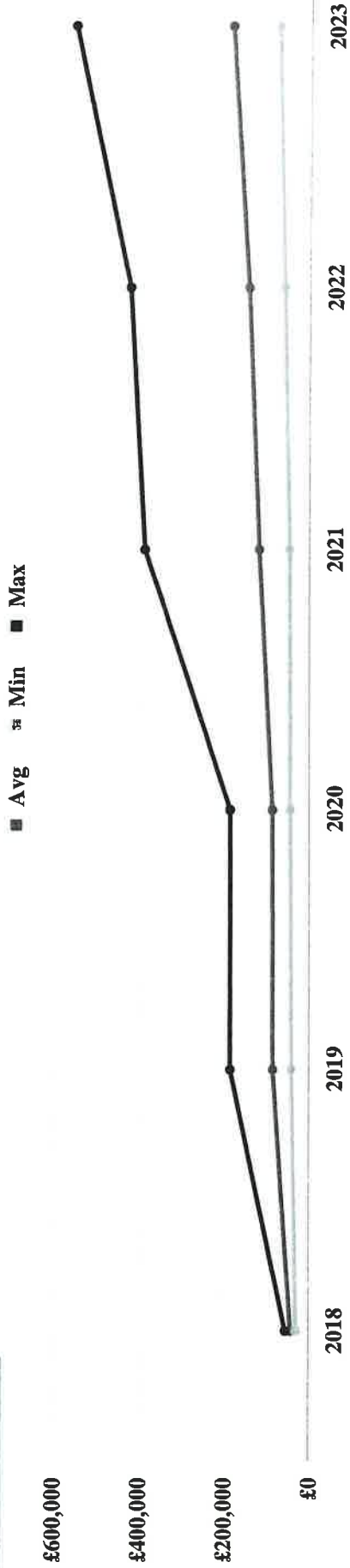
International Buyers

FAMAGUSTA & ISKELE



KW ISLAND
KELLERWILLIAMS

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Khaled BELFAS
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" The data is based on Döveç Group starting prices of the projects "

Dovec	2018	2019	2020	2021	2022	2023	Total of 18-23
Avg	£42,450	£85,400	£86,500	£117,758	£142,904	£183,556	£118,783
Min	£29,900	£42,000	£45,000	£47,000	£60,000	£75,000	£29,900
Max	£55,000	£185,000	£185,000	£385,000	£420,000	£550,000	£550,000



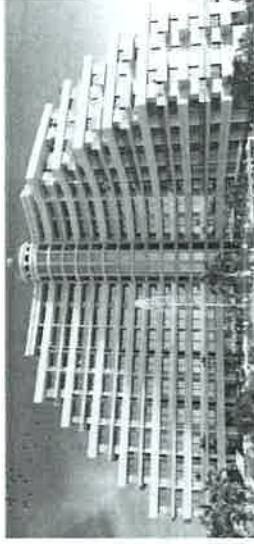
101.18% 1.29% 36.13% 21.35% 28.45% 332.41%
18-19 19-20 20-21 21-22 22-23 18-23

KW ISLAND
KELLERWILLIAMS

 **Noyanlar Group**
of Companies
since 1973

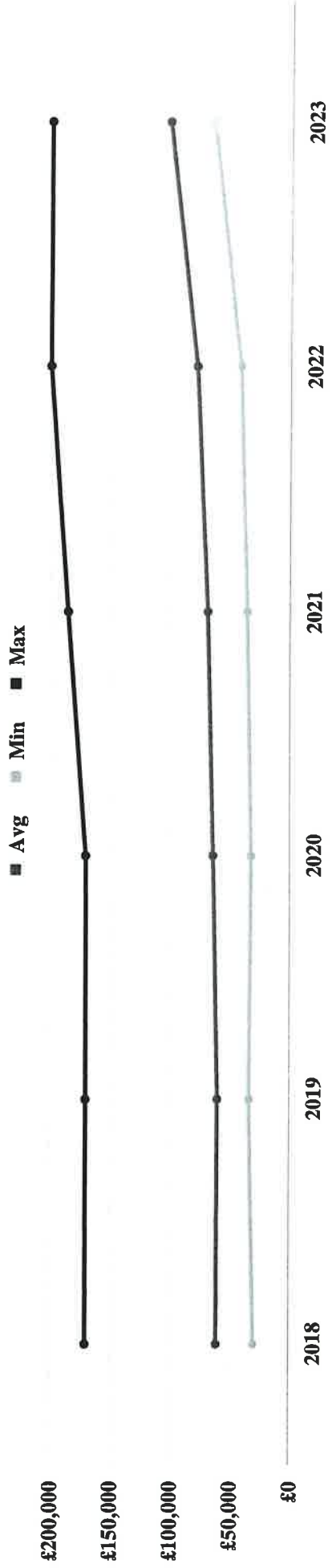
 **Trusted BY**
International Buyers

ISKELE, FAMAGUSTA



KW ISLAND
KELLERWILLIAMS

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Khaled BELFAS
+90 548 517 21 21



" The data is based on Noyanlar Group starting prices of the projects "

Noyanlar	2018	2019	2020	2021	2022	2023	Total of 18-23
Avg	£60,533	£60,071	£63,911	£68,649	£78,042	£101,438	£70,241
Min	£29,900	£34,000	£32,500	£36,000	£42,000	£65,000	£29,900
Max	£170,000	£170,000	£170,000	£185,000	£190,000	£200,000	£200,000



KW ISLAND
KELLERWILLIAMS

BAŞTAŞLAR



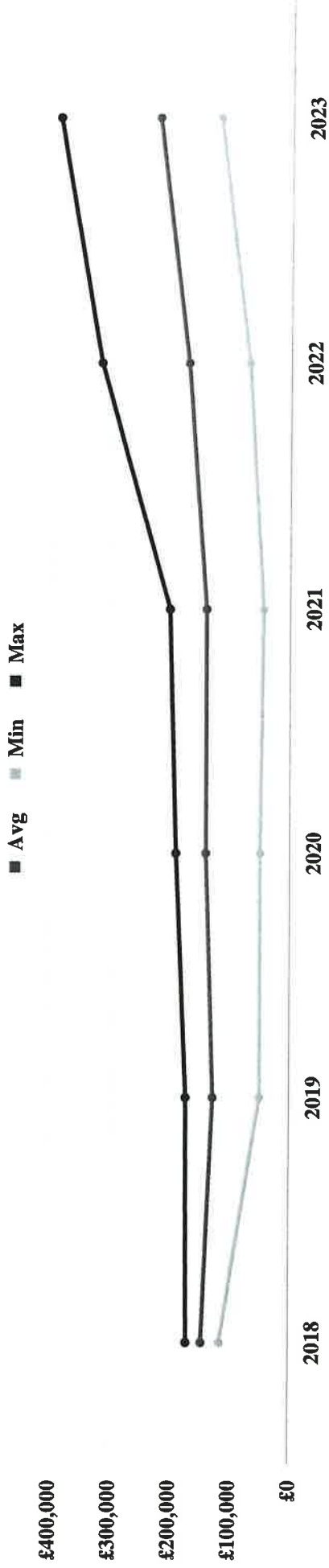
KYRENIA



KW ISLAND
KELLERWILLIAMS

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Khaled BELFAS
+90 548 812 21 21

BAŞTAŞLAR



" The data is based on Baştaşlar Construction starting prices of the projects "

Baştaşlar	2018	2019	2020	2021	2022	2023	Total of 18-23
Avg	£144,900	£127,025	£139,363	£139,191	£169,989	£220,800	£152,432
Min	£114,900	£49,900	£49,900	£44,900	£69,500	£120,000	£44,900
Max	£169,900	£171,900	£189,000	£199,900	£314,900	£385,900	£385,900



KW ISLAND

KELLERWILLIAMS

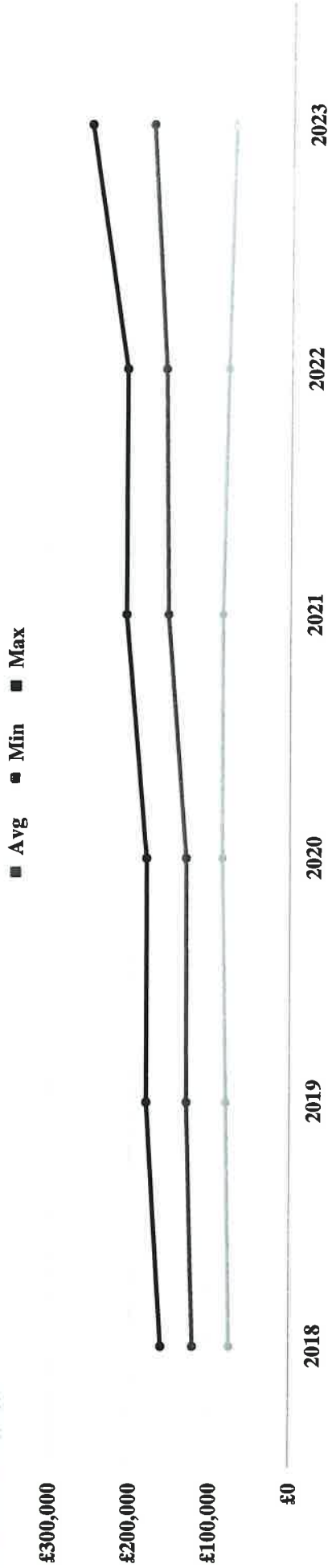


KYRENIA



KW ISLAND
KELLERWILLIAMS

Mariyam SULTANOVA
179 548 517 21.21
Khaled BELFAS
179 548 517 21.21



" The data is based on Carrington Group starting prices of the projects "

Carrington	2018	2019	2020	2021	2022	2023	Total of 18-23
Avg	£120,200	£128,735	£129,450	£152,517	£156,175	£173,658	£144,604
Min	£74,950	£79,950	£84,950	£84,950	£79,000	£72,000	£72,000
Max	£159,950	£178,950	£178,950	£204,950	£204,950	£250,950	£250,950



KW ISLAND

KELLERWILLIAMS

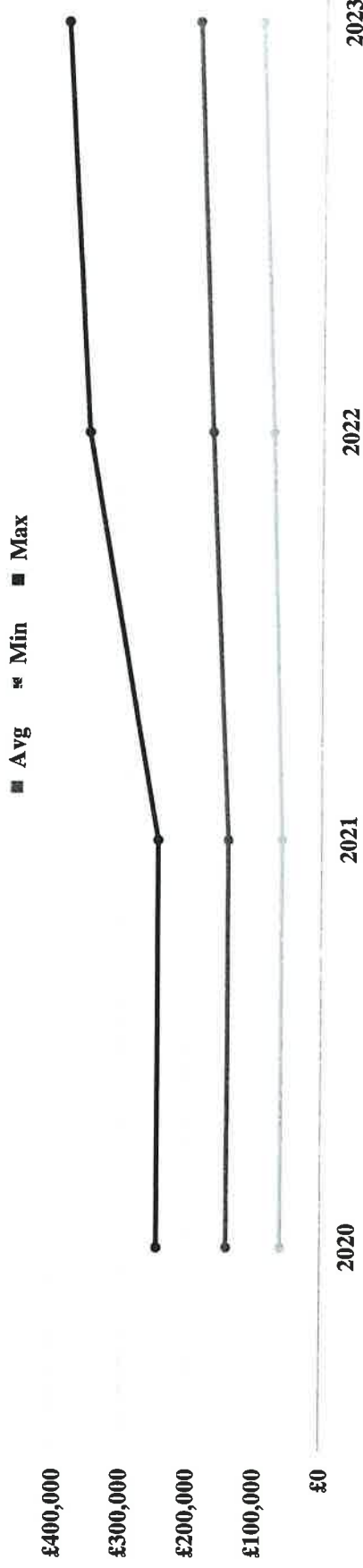


KYRENIA



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" The data is based on EMTAN CONSTRUCTION starting prices of the projects "

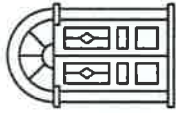
Emtan	2018	2019	2020	2021	2022	2023	Total of 20-23
Avg	£0	£0	£140,382	£139,844	£165,357	£188,214	£151,318
Min	£0	£0	£60,000	£60,000	£75,000	£95,000	£60,000
Max	£0	£0	£245,000	£245,000	£350,000	£385,000	£385,000



7.79%
Avg Capital Gains 18-23

kw ISLAND

KELLERWILLIAMS



KIBRIS
DEVELOPMENTS

• EST. 1985 •



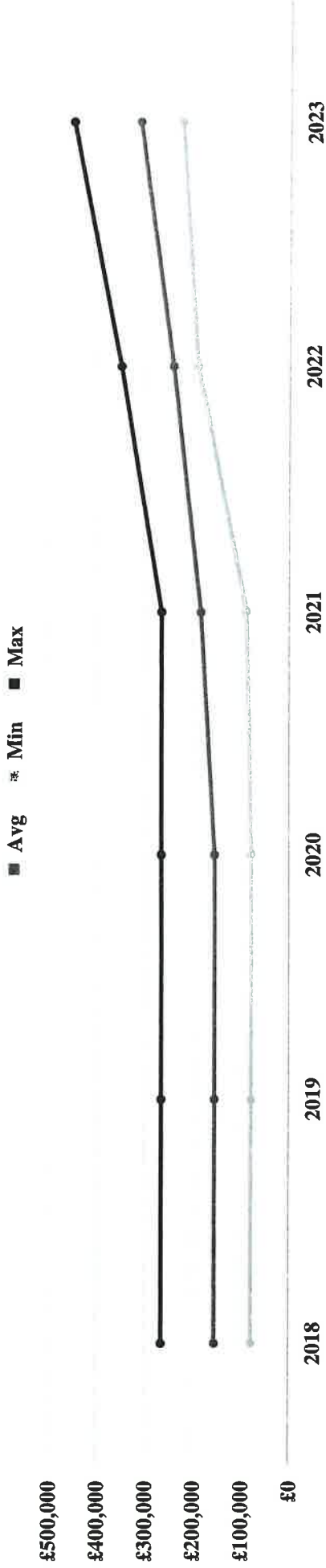
Trusted BY
International Buyers

KYRENIA



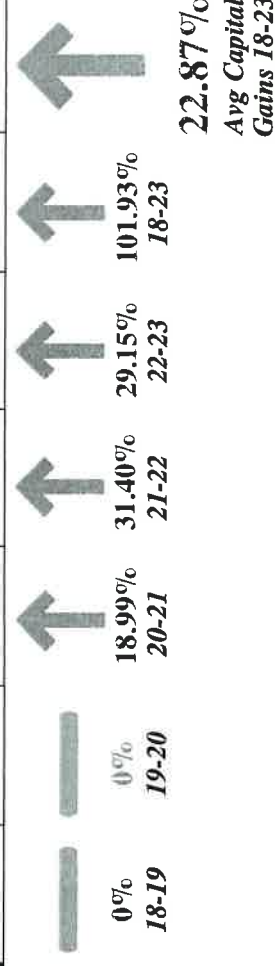
kw ISLAND
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" The data is based on Kibris Developments starting prices of the projects "

Kibris Development ents	2018	2019	2020	2021	2022	2023	Total of 18-23
Avg	£154,333	£154,333	£154,333	£183,640	£241,300	£311,648	£189,630
Min	£79,000	£79,000	£79,000	£89,000	£189,900	£224,950	£79,000
Max	£265,000	£265,000	£265,000	£265,000	£350,000	£450,000	£450,000





Kağan SEMAVİ **Volkan SULUGÖZ** **Muflu GÜNEN**



CONTACT US
FOR MORE INFORMATION

Departure

🕒 10h 45'

14:35

11 Jun

Pleso

Zagreb (Croatia)

🛩️ Lufthansa LH1415

🕒 1h 35' 🧳 Economy

16:10

11 Jun

Frankfurt International

Frankfurt (Germany)

Stop duration: 5h 30'

🛡️ Connection covered by Lufthansa

21:40

11 Jun

Frankfurt International

Frankfurt (Germany)

🛩️ Lufthansa LH1294

🕒 3h 40' 🧳 Economy

02:20

12 Jun

Larnaca Intl

Larnaca (Cyprus)

Hand luggage

9:12 PM



Jani
Active 16 minutes ago



We are really sad about this mess

I am really mad and sad about this because i gave a lot of efforts for this work to be done but unfortunately i was thinking that i am giving efforts for the right person but it is what it is

You replied to Jani

Did he get paid the commission

Nothing man nothing

Because he said that he hasnt received more than 16k

We didn't get paid for the sales to pay some commission

I am asking him commission up to 10% for £400,000 of sales

He went to our enemies to make partnership with them

Wow

We helped him too much and he did this



6:04 PM

Signal strength, Wi-Fi, and battery icons



Jani
Active Now



Sinisa is not the owner of the project or the units



?

You replied to Jani

Do you see that?

So, as i checked there are just 4 units sold by Sinisa

So, the sales are not on the system

That means there is a mistake

How much was your commission on them?



I'll have to check on that as you got me with this information that only 4 were sold from Sinisa



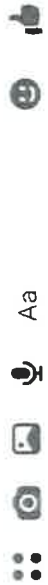
I gave him money for 15 units, so he should buy them on my name

So this now rose my heart beat...

Me too man



That wasn't small amount of money...



Great

How many units all together did he sell

4 just

Since september when he started with you

Whaaaaat

Yes

You replied to yourself



I explained to you here

He is telling people here that they are selling 30 units+ per month

Whattttt

What the hell????

He showd me some data

He is not colling anything or he

18:45

59%

Aleksander Kozem

Jučer

Odlazni poziv (17:40)

13:05

Danas

ni danas se ne mogu smiriti i pomiriti u vezi MD in Danice...pa ako je MD blefirao kod Khaleda? Razgovorao sam sa Suzanom i pregovorio sam, da za sjedeći tjedan pozove Emila i Danicu na „kao ručak prije kraja godine,, i ja ću biti tamo, pa da vidim kako će reagirati Danica na moja pitanja...nije mi jasno, kakva im je namjera, gdje ćeju da stignu...

18:43

E bravo svaka čast. Baš da vidimo razgovor... Jer dečki su prije bih rekao dolje tužni, em su uložili novce i vrijeme, a debeli se ponaša prema njima kao da su psi...

18:44

9:14 PM



Jani
Active 16 minutes ago



I wont be able to sleep today



You told me tooo much

Just calm down

I was quite because i wasn't sure



I am calm

Till i made sure

Can you get me as much data so i
can squeeze him



I can send you something about
the bank transfer

When i get them



I hope so



Goodnight we will be in touch



Thanks Khaled



Aa



She is married has 2 kids

Olgun is director

He is a friend from my turkish friend

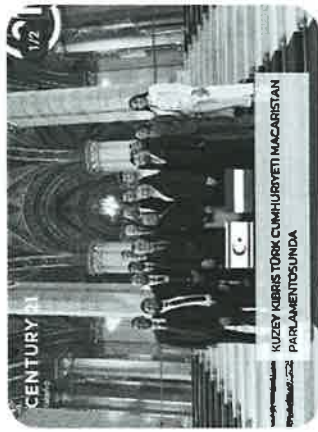
He knows lots of people also on island

I have no idea but as i know she has a good position in the bank

Because she was with us in Hungary

Yes he is for forigne customers

I know she told me that when i visited olgun in the bank



Ali in the middle



Zagreb → Istanbul – TK 1054



4. kol 08:55 – 12:10



Istanbul → Sjeverni Cipar – T...



4. kol 13:10 – 14:45



Uzlijetanje

4. kol 13:10



Slijetanje

4. kol 14:45



Trajanje leta

1 h i 35 min



Broj potvrde

RTUCDJ

Prikaži u Putovanjima



Sjeverni Cipar → Istanbul – T...



9. kol 03:30 – 05:10



Istanbul → Zagreb – TK 1053



9. kol 07:00 – 08:05



eSky.hr 07:43

Ova je poruka generirana automatski, nemojte odgovoriti na nju. Ako želite upravljati





Jani

Active 16 minutes ago



Thanks again Khaled, inshalla everything will be fine

Hope so

I am worried because everyone knows me overthere in Slovenia

From the clients

I am really worried about my name

And people money that they already paid and they got nothing



Are there many people saying you that

3 another people



Because i am worried about people like Jure also. He is nlt a bed guy but maybe he is missled

I will have a meeting with them

Jure knows maybe everything



Are you sure

He wouldn't keep working after



Jani

Active 16 minutes ago



I heard a rumor that they are apart because someone took some money that shouldnt



Nothing happened like this

I can make a zoom meeting with all partners and they can tell you that this is not real



Dont have to Khaled i trust you

Like it makes me mad because we were super family with him and he talks bad about us

This is not right behavior

But they will do what it must be done with him soon



I hate that too

Jani replied to you

But they will do what it must be done with him soon

Just let me get my money bawk before



He is now 20 days on island from today



Aa

