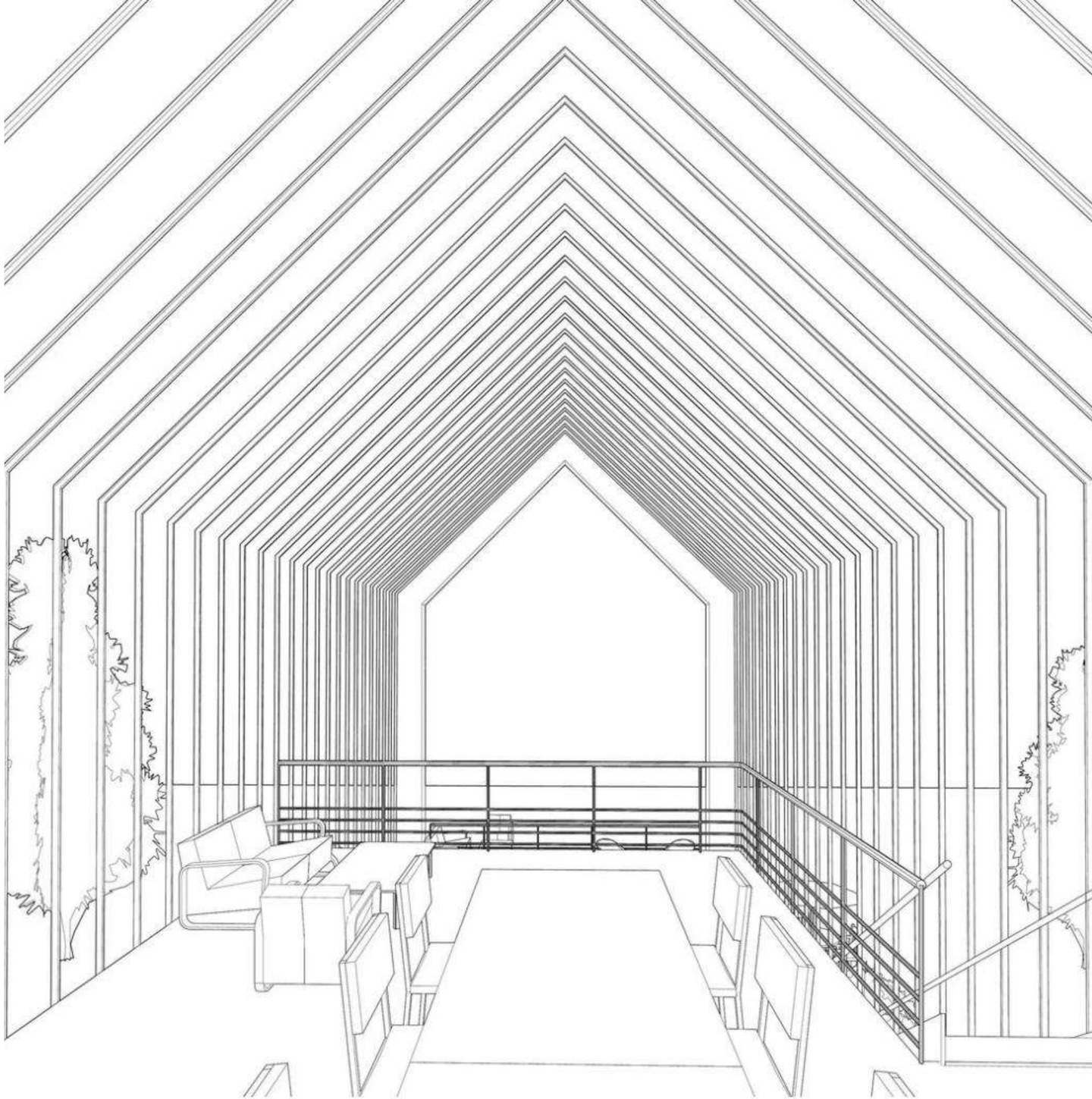


AivaDevelopment


FIND YOUR
DREAM HOME
IN NORTHERN CYPRUS

ARCHITECTURAL FORM

The architectural form of the villas combines clear, symmetrical lines with elegant details to create a unique interior that provides maximum comfort and aesthetic pleasure.



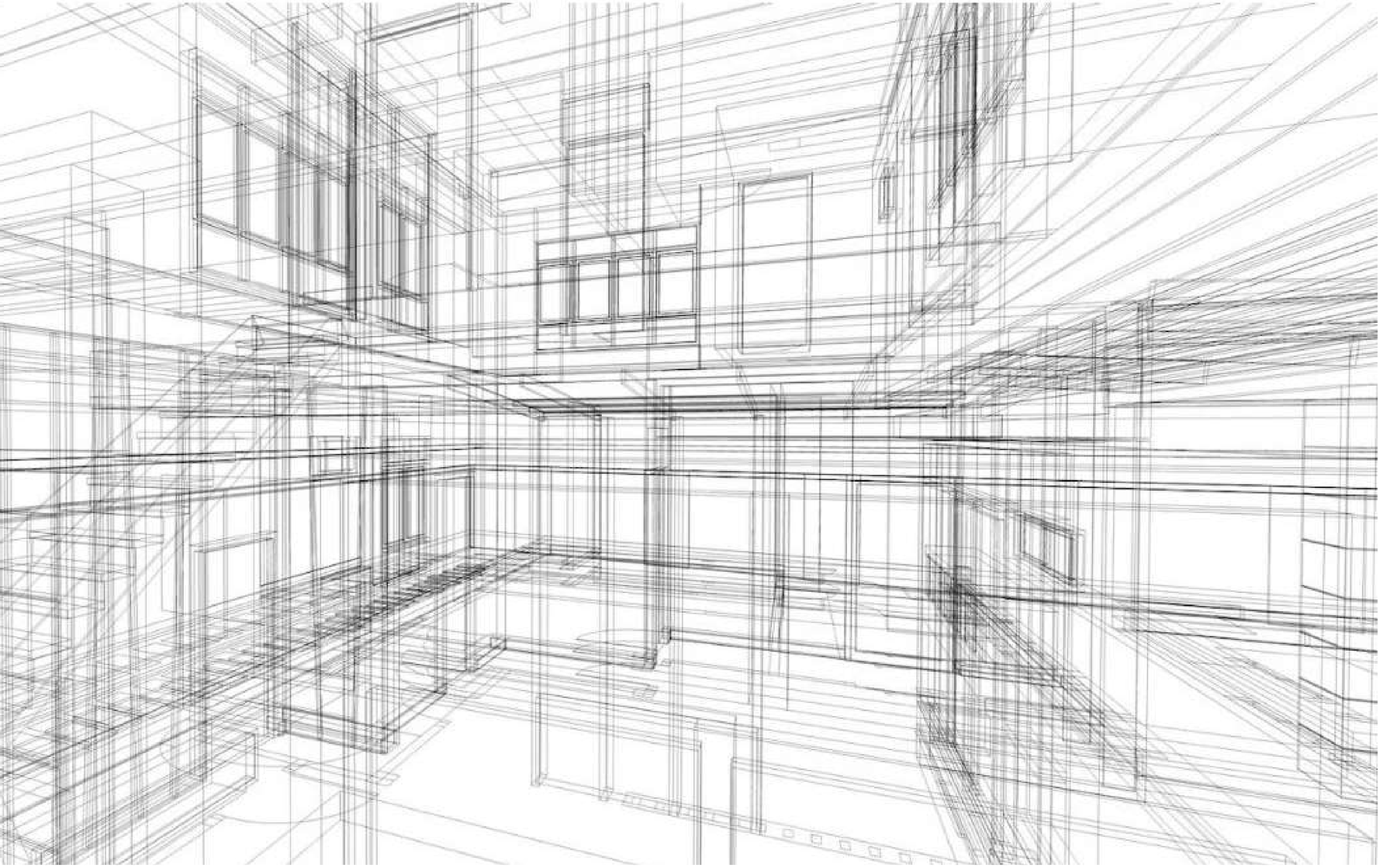


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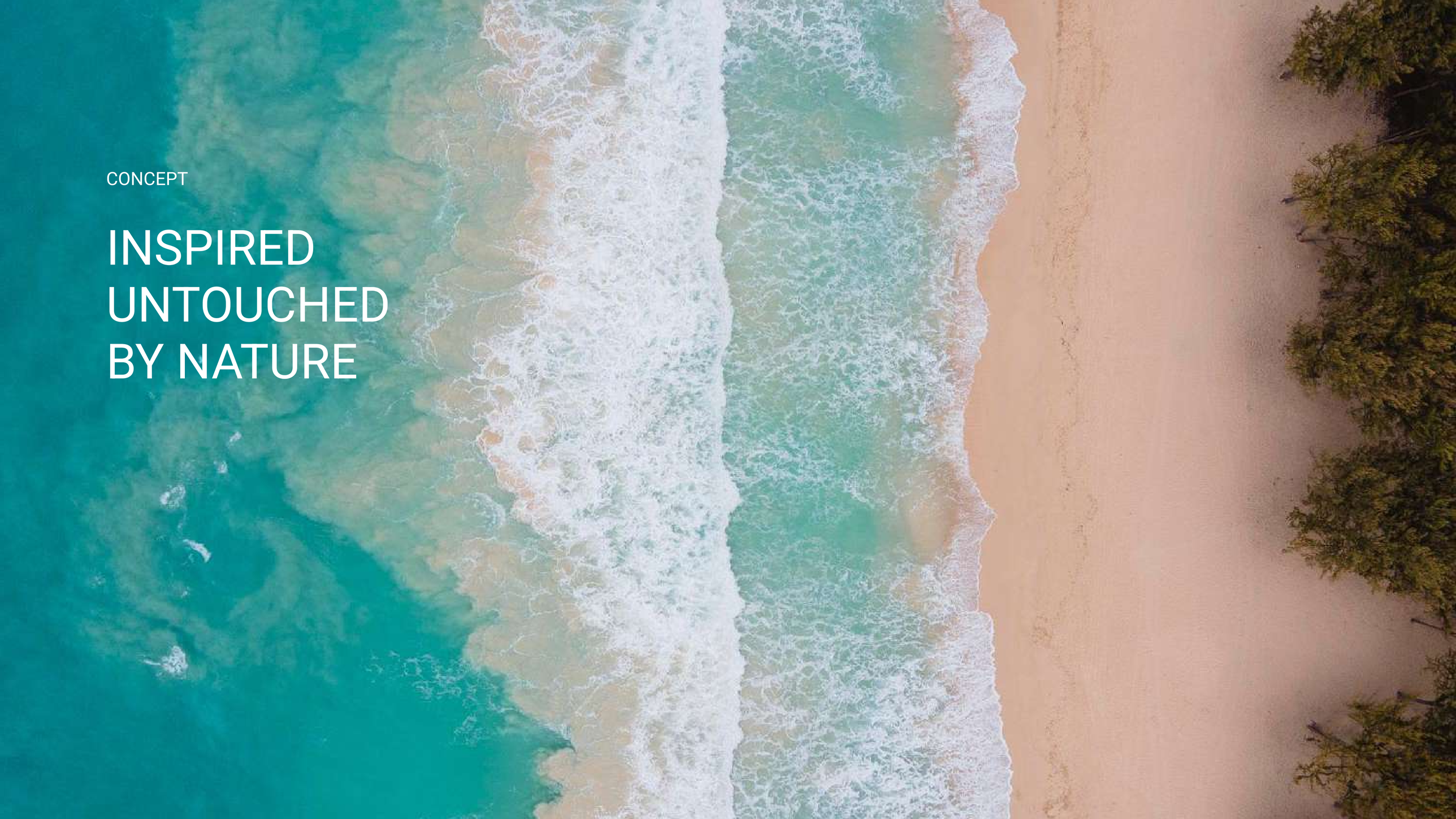
ABOUT THE PROJECT

03

DESIGN DETAILS

01

CONCEPT



CONCEPT

INSPIRED UNTOUCHED BY NATURE

CONCEPT

MADE FROM NATURAL MATERIALS

CONCEPT

FOCUSED ON FREEDOM OF MOVEMENT





CONCEPT

HARMONIOUS, FITS PERFECTLY INTO THE AREA, MERGING WITH NATURAL BEAUTY



CONCEPT

A UNIQUE PLACE TO IMMERSE YOURSELF IN THE ISLAND'S NATURAL SURROUNDINGS

02

ABOUT THE PROJECT



PROJECT
AIVA VILLA
ESENTEPE

ABOUT THE PROJECT

PROJECT AIVA VILLA ESENTEPE

The villas are located in the forest of Esentepe, close to the picturesque towns and historical sites of Northern Cyprus. The complex offers a combination of modern design, comfort and natural beauty, creating ideal conditions for rest and relaxation.

İktisatbank



ABOUT THE PROJECT

LUXURY LAYOUT RESORT AIVA VILLA ESENTEPE

TOTAL NUMBER OF VILLAS
10

TOTAL AREA
390 sq. m

LIVING ROOM-TERRACE AND POOL AREA
140 sq. m

LAND FOR A VILLA
650 sq. m







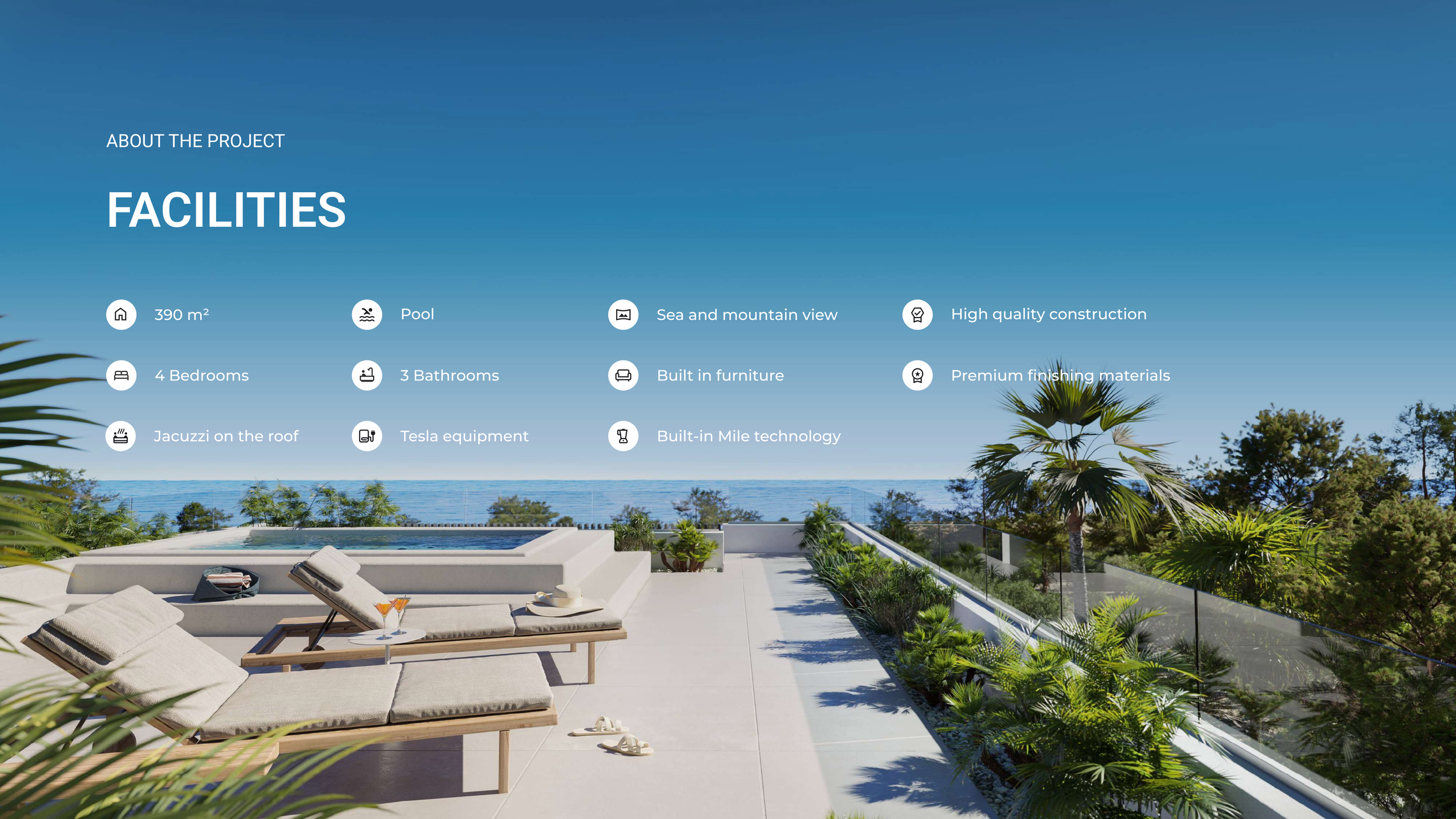
MAP


Akanthou
Restaurant Skasia
Raica Restaurant
Beach
Aiva Villa Esentepe
Down The Hill Restaurant And Bar
Sun Valley Resort & Residency (seaside)
Agios Amvrosios
Sun Valley Resort & Residency
Korineum Golf & Beach Resort
Incirli Cave
Charkeia
Park Çamlıca Ormanı
Artemi
Monastir Antiphonitis Kilisesi
Park Beşparmak Cruise Place
City Council
Lefkaniko
Kythrea
30 min
International Airport
GEC
Neo Chorio
Pigi-Peristerona

ABOUT THE PROJECT

FACILITIES

- 390 m²
- Pool
- Sea and mountain view
- High quality construction
- 4 Bedrooms
- 3 Bathrooms
- Built in furniture
- Premium finishing materials
- Jacuzzi on the roof
- Tesla equipment
- Built-in Mile technology




ENJOY THE
INCREDIBLE
BEAUTY OF THE
ISLAND...


A VARIETY OF
ACTIVITIES...

LOTS OF FLAVORS...

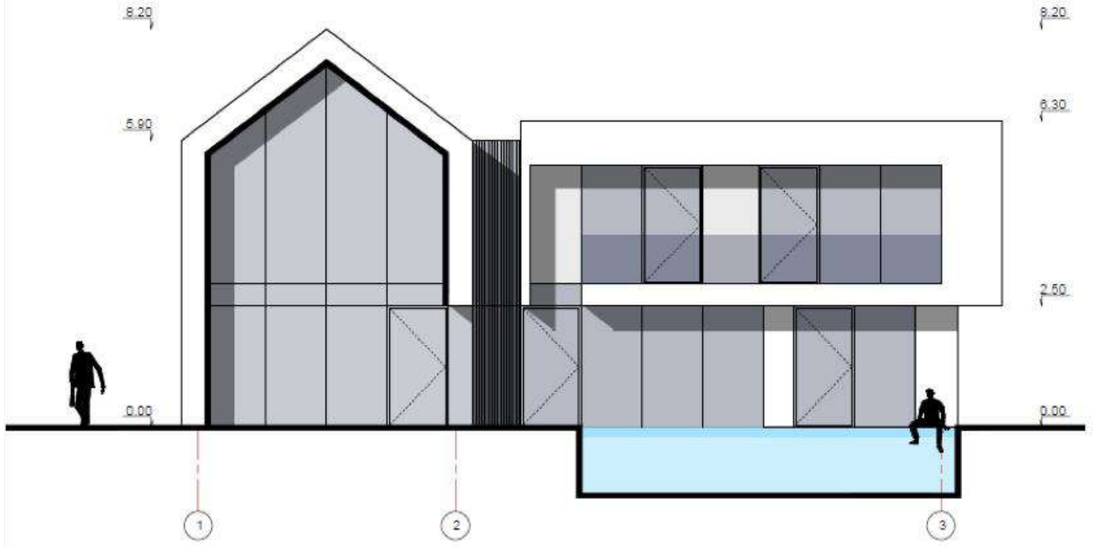


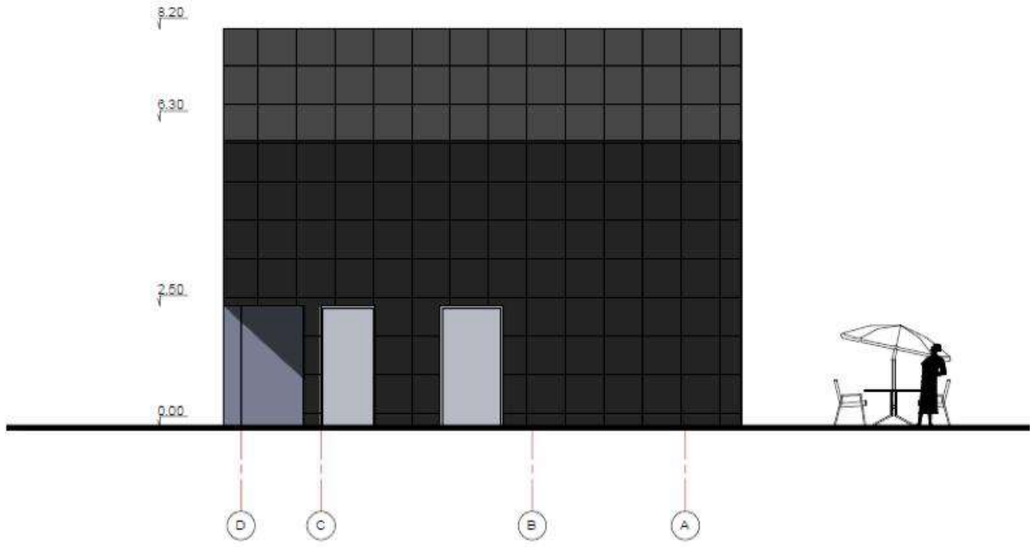
LUXURY AND COMFORT

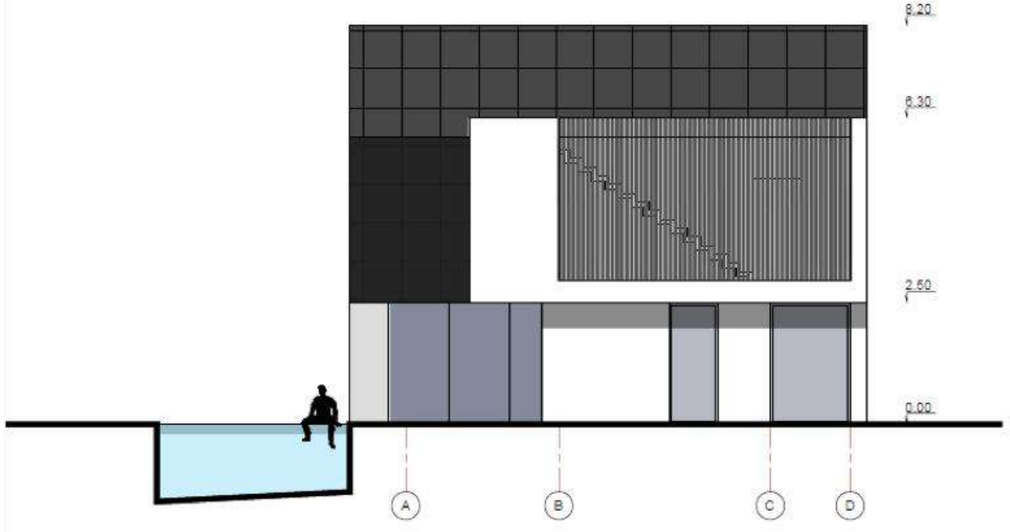


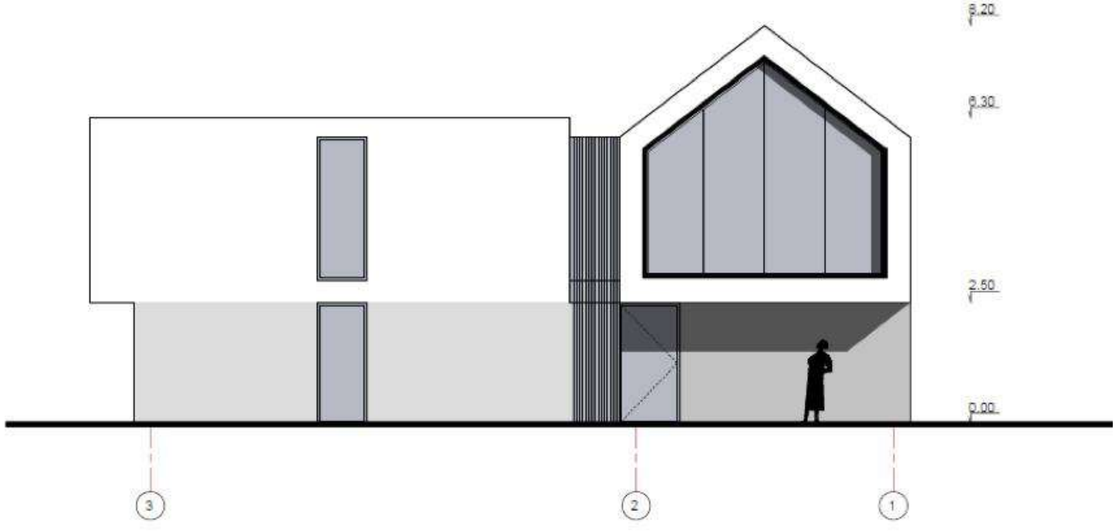
03

DESIGN DETAILS


8.20
5.90
0.00
8.20
6.30
2.50
0.00
1
2
3


8.20
6.30
2.50
0.00
D
C
B
A


8.20
6.30
2.50
0.00
A
B
C
D

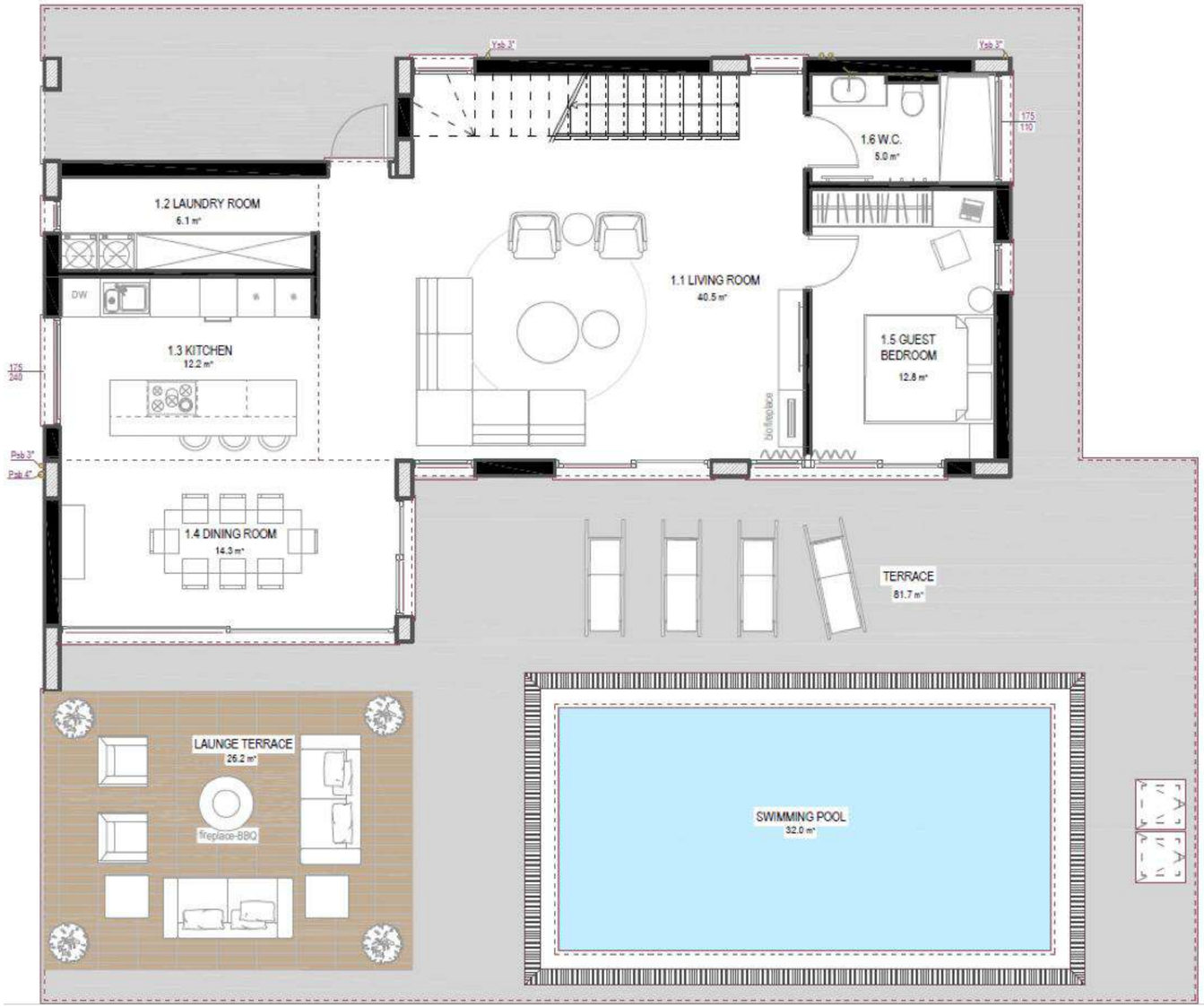

8.20
6.30
2.50
0.00
3
2
1



FIRST FLOOR

Explication of the premises

Room num.	Name	Area, m2
1.1	Living room	40,5
1.2	Laundry	6,1
1.3	Kitchen	12,2
1.4	Dining room	14,3
1.5	Guest bedroom	12,8
1.6	Toilet	5,0
		90,0














THE FASHION BOOK



DESIGN DETAILS

TEXTURES



WOOD



MARBLE



GLASS

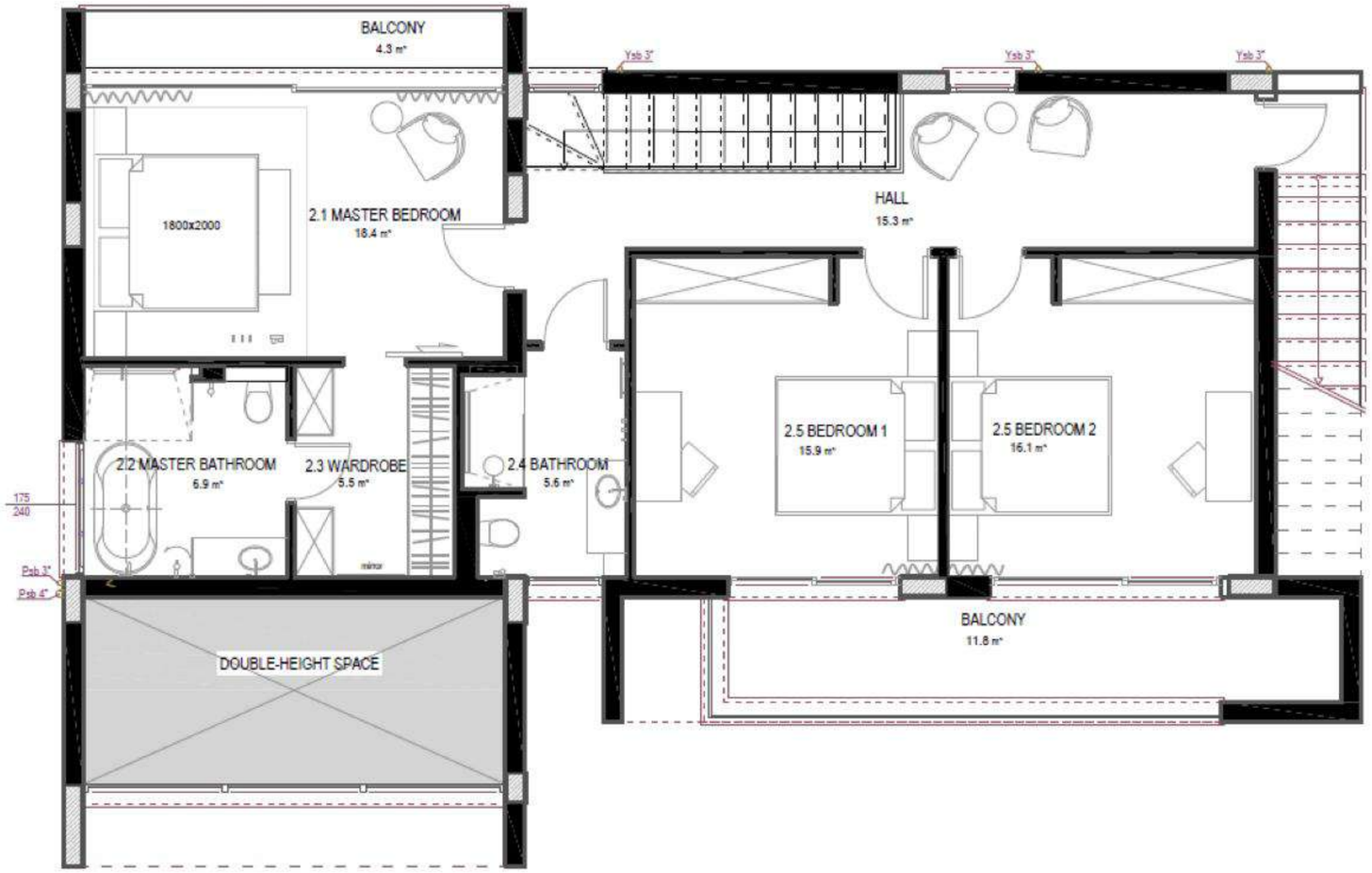


TEXTILE

SECOND FLOOR

Explication of the premises

Room num.	Name	Area, m2
2.1	Master bedroom	20,5
2.2	Master bedroom	6,9
2.3	Wardrobe	5,5
2.4	Bathroom	5,3
2.5	Bedroom 1	15,9
2.6	Bedroom 2	16,1
2.7	Hall	15,6
2.8	Balcony	11,8
2.9	Balcony	4,3
		84,7







DESIGN DETAILS

TEXTURES



WOOD



MARBLE

TEXTILE



GOLD









DESIGN DETAILS

TEXTURES



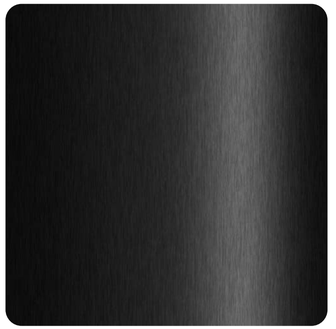
WOOD



MARBLE

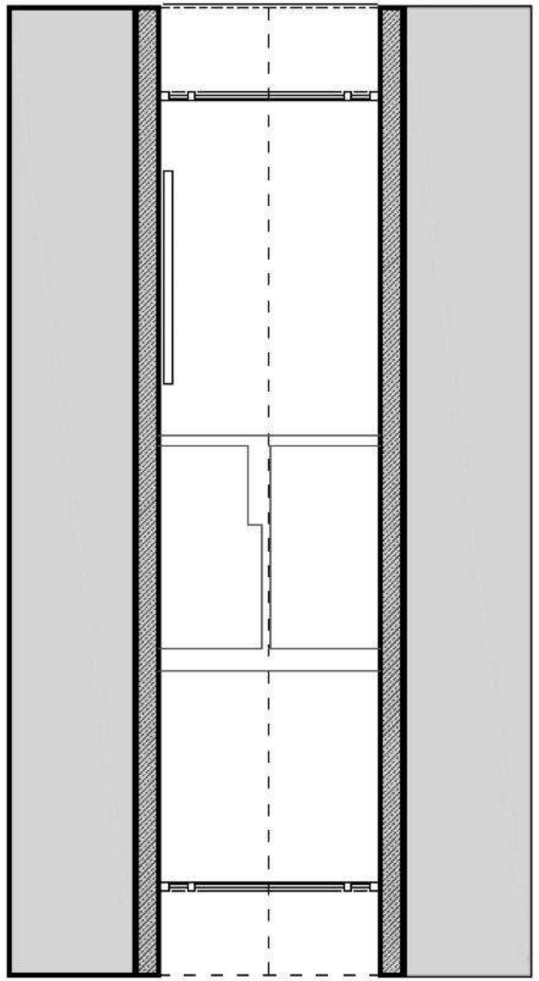


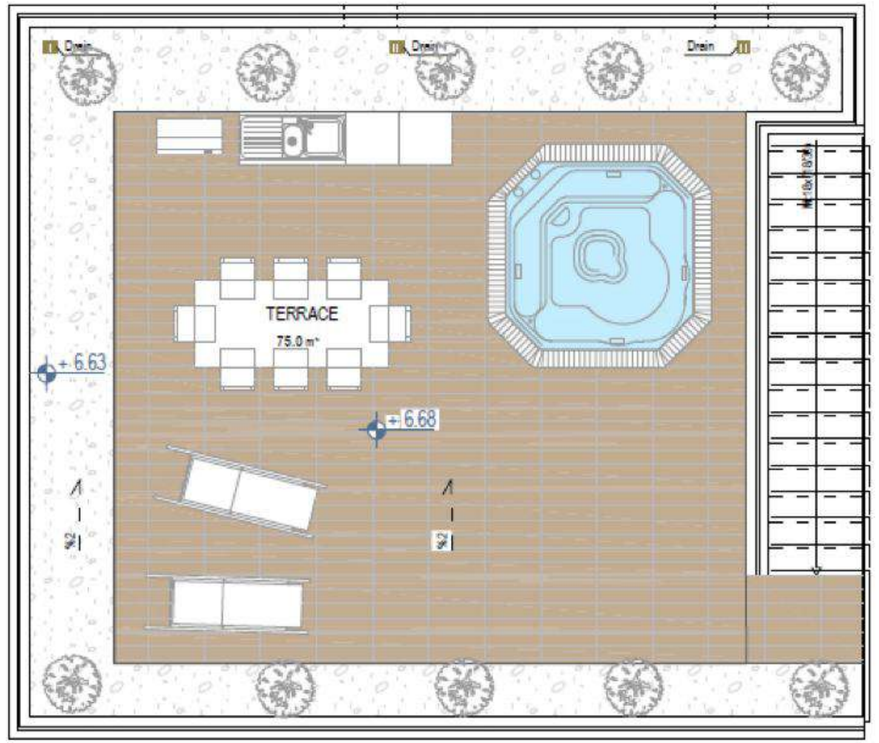
GLASS



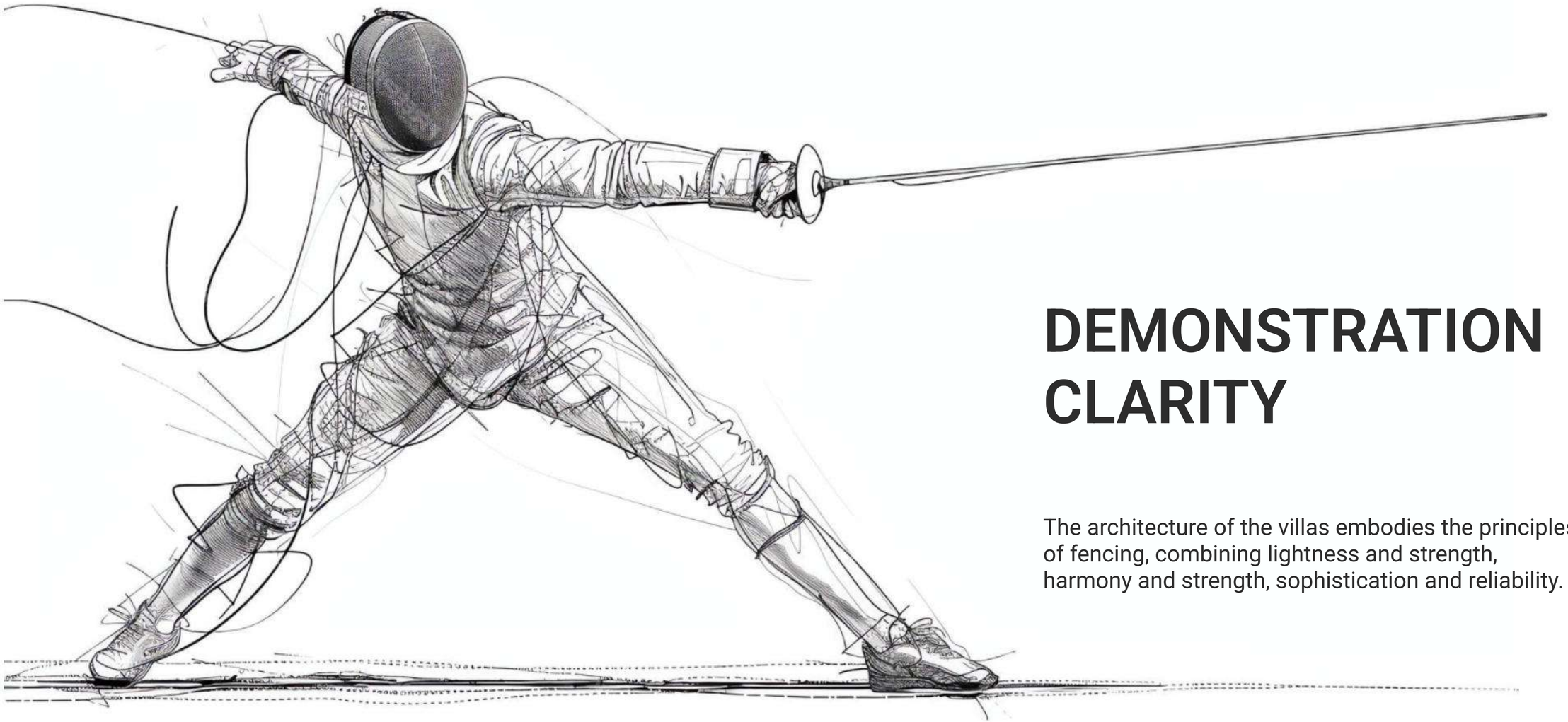
METAL

THIRD FLOOR









DEMONSTRATION CLARITY

The architecture of the villas embodies the principles of fencing, combining lightness and strength, harmony and strength, sophistication and reliability.



AIVA VILLA ESENTEPE

Ideal for families, couples and solo travelers who value quality of life and natural beauty.



The project reflects the harmony between modern amenities and the natural beauty of Northern Cyprus, creating an ideal place to live and relax.



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