Esentepe, North Cyprus

THE **EDGE**



SALES LAUNCH

EXCLUSIVE 3-BEDROOM VILLAS

- Private Infinity Pool & Sauna
- Panoramic Mediterranean Sea Views
- Contemporary Architecture

Stunning elevated location with unobstructed sea views, surrounded by a pine forest, close to beaches, marinas, and fine dining

Limited availability
Reserve your villa today!

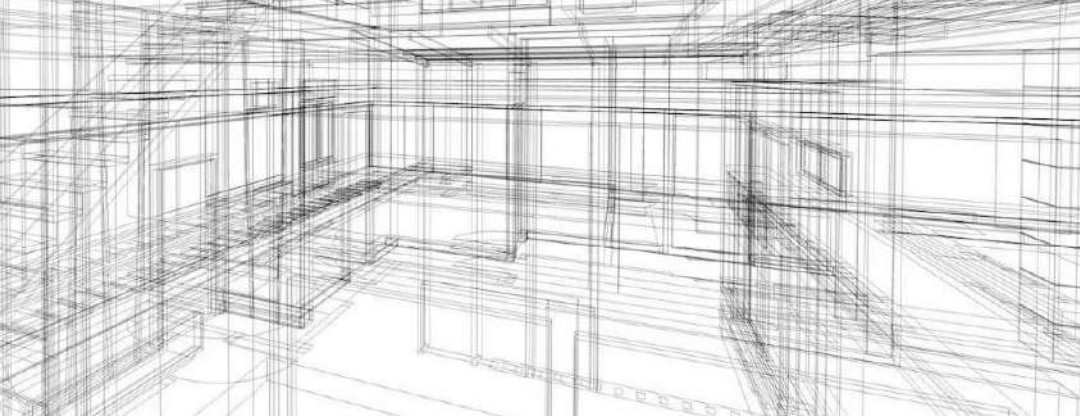


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01

ABOUT THE PROJECT



ABOUT THE PROJECT

THE **EDGE**

THE EDGE is an exclusive boutique villa project offering unparalleled privacy, breathtaking sea views, and cutting-edge architecture. Nestled in the rapidly growing Esentepe region, these solar-powered villas combine sustainability with sophistication, making them the ultimate investment opportunity in Northern Cyprus.

PROJECT COMPLETION: **SEPTEMBER 2026**

AIVA DEVELOPMENT

İktisatbank

14 LUXURY VILLAS

COVERED AREA: **200 SQ.M**

LAND PLOT: **450 - 600 SQ.M**

INFINITY POOL: **10 - 18 SQ.M**

TERRACE AND POOL AREA: **70 SQ.M**



FEATURES & AMENITIES

DESIGNED FOR ULTIMATE COMFORT AND LASTING VALUE—WHERE EVERY DETAIL ENHANCES YOUR LIFESTYLE BEYOND EXPECTATIONS.



INFINITY POOL

Enjoy a heated infinity pool ranging from 10 to 18 meters, depending on your villa's configuration. Surrounded by majestic cedar and pine trees, your pool offers uninterrupted views of the Mediterranean Sea. Designed for year-round use, you can swim even in the cooler months and embrace the beauty of nature in ultimate comfort.



HIGH CEILINGS

Experience the grandeur of 7-meter-high ceilings in the living room, complemented by panoramic floor-to-ceiling windows. This expansive vertical space creates an unparalleled sense of openness, allowing natural light to flood your home while offering breathtaking views of the surrounding landscapes.



SOLAR ENERGY SYSTEM

Your home is fully powered by solar panels installed on the roof, ensuring complete energy independence. Given the high electricity costs on the island, your villa will be entirely self-sufficient, eliminating your electricity expenses while embracing sustainability.



ADVANCED POWER STORAGE

All solar energy generated is stored in high-capacity batteries, ensuring 24/7 electricity supply. Your villa remains powered day and night, offering complete energy security and uninterrupted comfort.



ENERGY-EFFICIENT WINDOWS

Your villa is equipped with 6mm double-glazed, UV-filtered, and mirrored windows, providing optimal climate control. These windows minimize heat loss in winter and reduce solar heating in summer, keeping your home comfortable in every season while lowering energy consumption.



PRIVATE SAUNA

Each villa features an 8-square-meter sauna crafted from premium larch wood. Relax in the soothing heat and then take an invigorating plunge into your infinity pool, combining luxury and wellness at your doorstep.



FRESH AIR VENTILATION

Each villa is equipped with a state-of-the-art ventilation system, ensuring constant air circulation in every room. No need to open windows to refresh the air—your home remains well-ventilated, mold-free, and perfectly suited for the humid climate. Enjoy clean, fresh air day and night, guaranteeing a healthier and more restful sleep.



PREMIUM-QUALITY FINISHES

Every detail in your villa is crafted with top-tier materials. The floors and walls feature natural marble, kitchen countertops are made of exquisite Calacatta stone, and the bedrooms are finished with solid oak parquet flooring, blending luxury with timeless elegance.



PRIVATE PARKING

Your villa includes a secure private parking area right next to your home, designed for multiple vehicles. Whether you own a jet ski, off-road motorbikes, or even a small yacht trailer, you'll have ample space to park all your prized possessions safely.



PANORAMIC SEA & MOUNTAIN VIEWS

Designed to maximize natural beauty, your villa features minimal solid walls on the view-facing side, allowing for an abundance of natural light. Thanks to its unique location, you'll enjoy spectacular views of ancient forests, majestic mountains, and the endless Mediterranean horizon.

02

DESIGN DETAILS

PREMIUM MATERIALS & EUROPEAN QUALITY STANDARDS

WE USE ONLY THE FINEST MATERIALS AND PROVEN ENGINEERING SOLUTIONS. MARBLE FLOORING, BOSH APPLIANCES, GROHE SANITARY WARE, REYNAERS WINDOWS WITH SOLAR-PROTECTIVE GLASS, AND A WELL-DESIGNED KOMFOVENT VENTILATION SYSTEM—ALL THESE ENSURE DURABILITY, COMFORT, AND IMPECCABLE STYLE FOR YOUR HOME.



BATHROOM TEXTURES



WOOD



MARBLE



GLASS



METAL



LIVING ROOM TEXTURES



WOOD



MARBLE



GLASS

TEXTILE

03

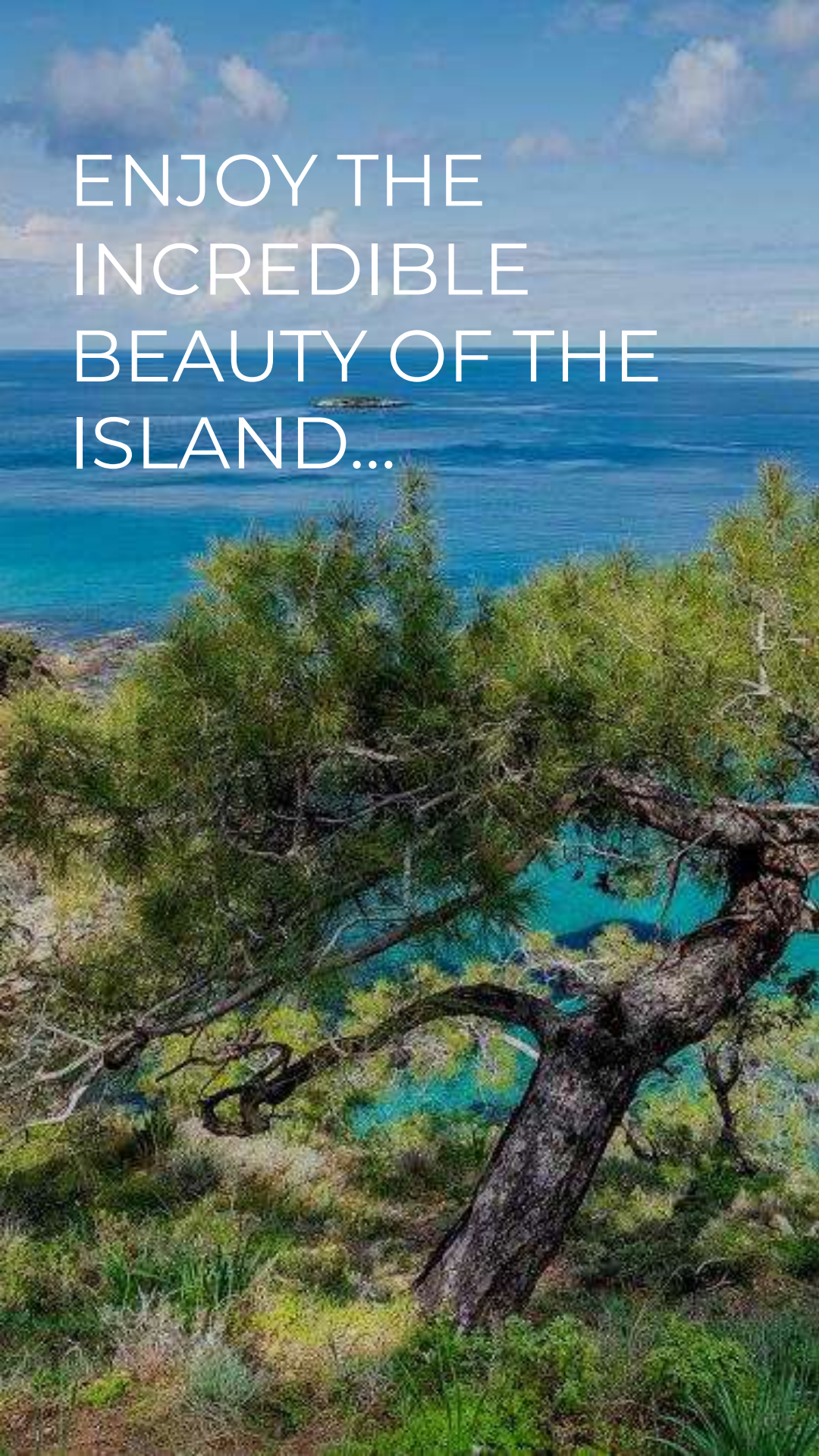
LCATION

GEOGRAPHICAL ADVANTAGES OF ESENTEPE



- **Ideal Climate** – Mild Mediterranean weather with warm winters and cool sea breezes.
- **Expanding Infrastructure** – New marina, medical center, municipal beach, shops, and restaurants.
- **Prestigious Location** – A prime destination for luxury real estate buyers.
- **Rising Property Value** – Prices are steadily increasing due to ongoing development.
- **Excellent Accessibility** – Just 15 minutes to Kyrenia and 30 minutes to Ercan Airport.

Esentepe offers a perfect balance of tranquility, modern amenities, and investment potential.


ENJOY THE
INCREDIBLE
BEAUTY OF THE
ISLAND...

LOCATION& AMENITIES

Esentepe – A thriving and rapidly developing coastal haven with rich infrastructure, exceptional investment opportunities, and a high-quality lifestyle.

ZOOM IN



ESENTEPE, SURROUNDED BY KEY INFRASTRUCTURE AND NATURAL ATTRACTIONS.

Beaches & Resorts
- Esentepe Public Beach – 3 min
- Alagadi Turtle Beach – 5 min
- Acapulco Resort & Casino – 5 min
- Kyrenium Golf & Beach Resort – 5 min
- Sun Valley Resort & Residences – 5–7 min
- Sun Valley Seaside – 7 min

Restaurants & Cafés
- Cafe Paris – 3 min
- Beach Restaurant – 3 min
- Raica Restaurant – 5 min
- Scasia Restaurant – 5 min
- Down The Hill Restaurant – 5 min
- Californian Restaurant – 7 min
- Eagles Nest Restaurant – 8 min

Marina & Ports
- Esentepe Yacht Marina – 7 min
- Karpaz Gate Marina – 30 min

Education & Healthcare
- British School – 4 min
- Medical Center – 5 min
- The English School of Kyrenia – 15 min

Supermarkets & Services
- Bank – 4 min
- Blue Dream Supermarket – 6 min

Nature & Attractions
- Monastir Antiphonitis Church – 10 min
- Bellapais Abbey – 10 min
- Park Besparmak Cruise Place – 12 min
- Park Camlica Ormani – 7 min
- Incirli Cave – 10 min
- Kantara Castle – 15 min
- Karpaz Peninsula – 40 min

City Access
- Kyrenia City Center – 15 min
- Nicosia City Center – 20 min
- Iskele – 20 min

Airport
- Ercan International Airport – 30 min



A VARIETY OF ACTIVITIES...

NEARBY AMENITIES

ALL THESE AMENITIES ARE LOCATED NEAR THE EDGE. INSTEAD OF LISTING EVERY SUPERMARKET, BEACH, SALON, OR BANK, WE'VE HIGHLIGHTED SEVERAL KEY SPOTS THAT TRULY CAPTURE THE AREA'S VIBRANT INFRASTRUCTURE.



RAICA RESTAURANT

In just 1 minute from The Edge project, Raica Restaurant offers an exceptional dining experience with breathtaking sea views. Located at Esentepe Beach, it serves delicious dishes, expertly crafted cocktails, and provides prompt service in a splendid ambiance. A must-visit spot for a refined and memorable meal.



SKASIA RESTAURANT

Only a short 3-minute drive from the project, Skasia Restaurant offers a unique fusion of Scandinavian and Asian flavors, crafted by Jesse & Jenni Söderlund. With a carefully curated menu, it blends tradition with innovation, creating an unforgettable dining experience. Warm hospitality and exquisite dishes make Skasia a must-visit culinary gem.



CAFÉ PARIS

Just 2 minutes away, Café Paris & Bakery is the perfect spot for breakfast, cocktails, and fresh pastries. Known for its superb croissants, cakes, and artisanal sourdough bread, this stylish café also features a relaxing pool and sunbed area. A charming destination to enjoy great flavors in a cozy atmosphere.



ALAGADI TURTLE BEACH

Alagadi Turtle Beach, near Esentepe, is a protected nesting site for endangered green and loggerhead turtles. Every summer, they lay eggs here, and visitors can witness hatching through guided tours. With golden sands and clear waters, it's a perfect spot for nature lovers and a key conservation area.



THE ENGLISH SCHOOL OF KYRENIA

Just 15 minutes away, The English School of Kyrenia (ESK) is the top private school in Northern Cyprus. Offering a British curriculum, A-Levels, and the IB Diploma, it provides excellent education for students aged 2–18. With modern facilities and a diverse community, ESK ensures high academic standards and personal growth.



KORENIUM GOLF & COUNTRY CLUB

Just 5 minutes away, Korineum Golf & Beach Resort features an 18-hole championship golf course with stunning sea and mountain views. Tennis lovers can enjoy four premium clay courts. The resort also offers a private beach, spa, and fine dining, making it a perfect destination for sport and relaxation.



SUN VALLEY GYM

Just 3 minutes away, Sun Valley Gym offers a modern fitness experience with top-tier Technogym equipment and spacious workout areas. Whether for strength training, cardio, or group classes, it caters to all fitness levels. A professional team ensures personalized training, making it a prime spot for an active lifestyle.



SUN VALLEY SPA

Just 3 minutes away, Sun Valley Spa offers a serene escape with expert massage therapies, a Turkish hammam, sauna, and steam room. Designed for relaxation and rejuvenation, it also features a Cryo Room for muscle recovery. A perfect retreat for holistic wellness and self-care.



ACAPULCO RESORT & CASINO

Just 5 minutes away, Acapulco Resort offers top-tier entertainment. Its casino features a wide range of games for thrill-seekers, while the water park boasts 24 slides, perfect for family fun. A premier destination for leisure, excitement, and relaxation by the sea.


LOTS OF
FLAVORS...

COMING SOON IN ESENTEPE

THESE LANDMARK PROJECTS ARE CURRENTLY IN THE PLANNING OR CONSTRUCTION PHASE, AND THEIR COMPLETION WILL MARK A SIGNIFICANT LEAP FORWARD IN ESENTEPE'S DEVELOPMENT AND INVESTMENT APPEAL.



ESENTEPE YACHT MARINA

Esentepe Marina is set to become a game-changer for the region, transforming Esentepe into a prime destination for luxury living and investment. With its state-of-the-art yacht harbor, upscale amenities, and premium waterfront residences, the marina will drive infrastructure growth and attract a refined, like-minded community of residents.



MEDICAL CENTER

The Esentepe Medical Center will be a key infrastructure project, elevating healthcare standards and regional appeal. Offering advanced medical services, it will attract families and investors, enhancing Esentepe's self-sufficiency and quality of life while supporting its growth as a premium destination.



ESENTEPE PUBLIC BEACH

The Esentepe municipal beach is under development, featuring pedestrian areas, jogging and cycling paths, a restaurant, parking spaces, retail zones, and shops. These enhancements will make Esentepe a key destination, boosting its appeal for residents and investors while shaping it into a vibrant, well-equipped coastal hub.

04

INVESTMENT

EXCLUSIVE INVESTMENT OPPORTUNITY

OUR LUXURY VILLA PROJECT IN ESENTEPE PRESENTS AN OUTSTANDING INVESTMENT OPPORTUNITY FOR THOSE LOOKING TO MAXIMIZE RETURNS. CURRENTLY AT THE OFF-PLAN STAGE, THIS IS THE PERFECT MOMENT TO SECURE A PROPERTY BEFORE PRICES RISE DUE TO RAPID REGIONAL DEVELOPMENT AND INCREASING DEMAND.



WHY INVEST NOW?



1 High Growth Potential

Esentepe is undergoing a significant transformation with major infrastructure developments, including a new marina, seafront promenade, British school, medical center, and luxury recreational facilities. These projects will drive property value appreciation and enhance rental demand.

2 Exclusive Market Positioning

THE **EDGE** is a boutique, high-end villa project designed for those seeking a unique investment in Northern Cyprus. Unlike crowded residential complexes, this development offers a limited number of exclusive villas, ensuring privacy, superior build quality, and long-term value appreciation.

3 First-Mover Advantage

By investing at the off-plan stage, buyers secure premium real estate at the most competitive prices. With ongoing infrastructure expansion and increasing demand for luxury properties in Esentepe, early investors will benefit from substantial appreciation and a strong return on investment.

PROJECT RETURNS & INVESTMENT BREAKDOWN

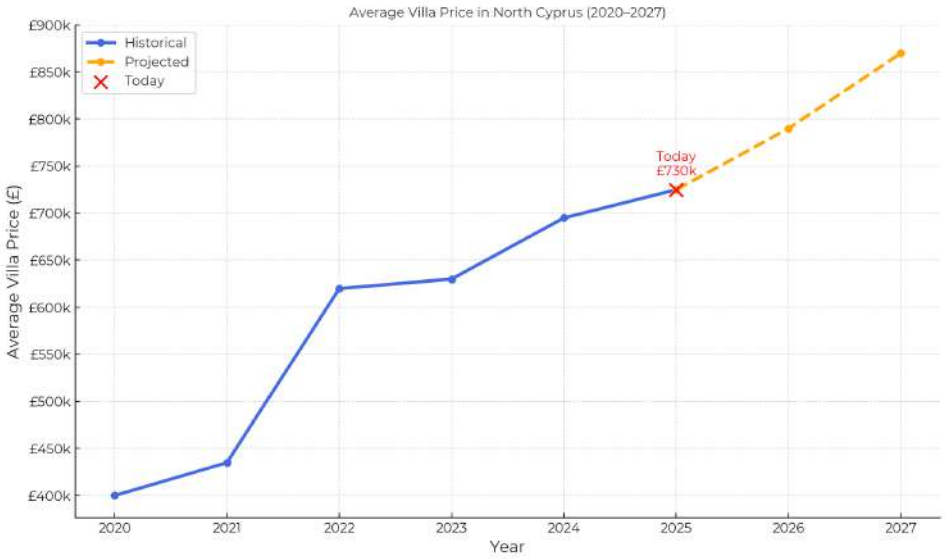
ESENTEPE IS RAPIDLY EVOLVING INTO NORTHERN CYPRUS' MOST DESIRABLE COASTAL DESTINATION. WITH HIGH RENTAL YIELDS, STRONG CAPITAL APPRECIATION, AND A FIRST-MOVER ADVANTAGE, THE EDGE OFFERS AN UNMATCHED OPPORTUNITY FOR INVESTORS SEEKING BOTH LUXURY AND FINANCIAL GROWTH.

Investment Performance & Returns Rental Yield Potential

Estimated Daily Rental Income:	£400-500 (based on Booking.com & Airbnb data).
Annual Rental Revenue (assuming 60% occupancy):	£87,600 – £109,500.
Estimated Yearly ROI from Rental Income:	~13.5-16.8% (excluding appreciation).

Capital Appreciation & Long-Term Growth

Payback Period:	5.9 to 7.4 years, ensuring a clear timeline for investment recovery.
Estimated Payback Period:	~5.9 to 7.4 years
Projected Price Increase:	30% upon project completion, 50-80% over 3-5 years.
Future Resale Profit Potential:	£130,000 – £260,000, benefiting from Esentepe's transformation into a prime destination.
Total Return Over 3-5 Years (Rental + Resale Profit):	£633,000 – £1,067,500.
Total ROI Over 3-5 Years:	97.4% – 164.2%.



Over the past five years, property prices in North Cyprus have demonstrated a clear upward trend — growing from £400,000 in 2020 to an average of £730,000 in 2025. This trajectory, visualized in the graph, reflects a resilient market fueled by consistent demand and expanding infrastructure.

Despite minor price fluctuations along the way, the direction is undeniably upward. Based on current trends, average villa prices are projected to reach £850,000 by 2027.

What truly sets North Cyprus apart is the consistency of international buyer interest. At times, geopolitical shifts drive strong demand from Russian buyers. When that wave stabilizes, new interest arises from countries like Poland, Germany, and others. The island continues to attract buyers who seek a better quality of life — often in response to uncertainty or restrictions back home.

Key advantages driving this demand include:
- A straightforward and fast residency process
- Simple property laws and transparent taxation
- Ease of opening bank accounts
- No proof-of-funds bureaucracy
- Safe, family-oriented environment
- Access to excellent international education

Many initially come to North Cyprus with short-term plans — but end up staying permanently, drawn in by the relaxed lifestyle, freedom, and connection to the island.

The Edge Villas, with their boutique design, natural materials, energy independence, and panoramic sea views, are uniquely positioned to benefit from this growing demand.

It's not just a residence — it's a future-ready investment in one of the most promising property markets in the Mediterranean.

WHY THE **EDGE**?

A Unique Market Offering – Unlike typical apartment complexes in Esentepe, THE EDGE offers a rare concept: private, high-end villas with panoramic sea views, seclusion, and strong investment potential.

Prime Location – Positioned in the heart of Esentepe's emerging luxury coastline, close to elite developments and future world-class infrastructure.

Architectural Excellence – Bold design with 7-meter ceilings, floor-to-ceiling windows, infinity pools, and advanced energy-efficient features.

Sustainable Investment – Solar-powered villas built with premium natural materials for low maintenance and eco-conscious living.

Prestige & Exclusivity – A boutique project crafted for discerning buyers seeking exceptional quality and uniqueness.

THE **EDGE** VS. THE REST

NOT ALL VILLAS ARE CREATED EQUAL. HERE'S WHY THE EDGE STANDS FAR ABOVE THE STANDARD DEVELOPMENTS IN NORTH CYPRUS.

Feature	The Edge Villas	Other Projects
Build Quality	High-end European construction standards	Often low to average quality
Flooring	Natural porcelain stoneware & solid oak parquet	Basic ceramic tiles or cheap laminate
Windows	Premium Reynaers double glazing, 6mm UV-protected & tinted	Standard glazing, poor insulation, prone to heat/cold transfer
Ventilation	Fresh air supply in every room + real kitchen extractor	No ventilation, kitchen hood often recirculates into cabinets
Fittings & Materials	Premium European fixtures, furniture & finishes	Budget fittings and visible cost-cutting on interiors
Energy System	Fully autonomous: solar panels + battery storage. Run A/C, pool heating, and appliances 24/7	Fully reliant on city grid — expensive and often unstable
Heating & Cooling	Round-the-clock comfort powered by the sun	Limited by high energy costs
Sustainability	Eco-friendly, low-impact design with long-term savings	No sustainable systems in place
Value vs Price	Below-market price for above-market quality — outstanding ROI	Often overpriced for what's delivered
Land Title & Legal Clarity	Exchange title — secure ownership and clean transaction	Title status may vary: unclear or shared land is not uncommon
Overall Positioning	Boutique, low-density, architecturally unique	Mass-produced, generic designs with crowded layouts



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

05

PRICING&PAYMENT PLANS

PRICING & PAYMENT PLANS

BEST PRICE GUARANTEE

Limited-Time Pre-Sale Offer

from **£650,000** at the pre-sale stage



Flexible Payment Plan

Our payment structure is designed to provide flexibility and convenience for investors:

- **Reservation Deposit:** £10,000 to secure your villa.
- **Initial Payment:** 35% upon signing the contract.
- **Key Handover Payment:** 15% upon villa completion in September 2026.
- **Remaining Balance:** Payable over 1 year with an interest-free installment plan.
- **Extended Financing:** Longer-term financing is available with interest and can be discussed individually.

MASTERPLAN

ZOOM IN



1	£800.000	**8**	£650.000
2	£800.000	**9**	£700.000
3	£650.000	**10**	£650.000
4	£700.000	**11**	£650.000
5	£650.000	**12**	£650.000
6	£700.000	**13**	£650.000
7	£650.000	**14**	£650.000

06

LEGAL NOTICE

LEGAL NOTICE

The land on which this project is developed holds an **Exchange Title Deed (Eşdeğer Koçan)** issued by the Turkish Republic of Northern Cyprus. This title represents a legally recognized and safe form of property ownership.

When purchasing a villa at **THE EDGE**, the buyer becomes the **full legal owner of the land**, not just the structure built on it.
This provides a significantly higher level of ownership security compared to leasehold or developer-controlled schemes common in many other countries.

All legal documentation — including land registry extracts, title deed copies, and company credentials — can be provided upon request.

Developer: Aiva Development Ltd.
Company Registration Number: MŞ23841

Please note: The information provided is for general guidance and does not constitute a legally binding offer. All transactions are subject to standard due diligence and mutual agreement.

We are happy to support you at every stage and ensure full transparency throughout the process.

07

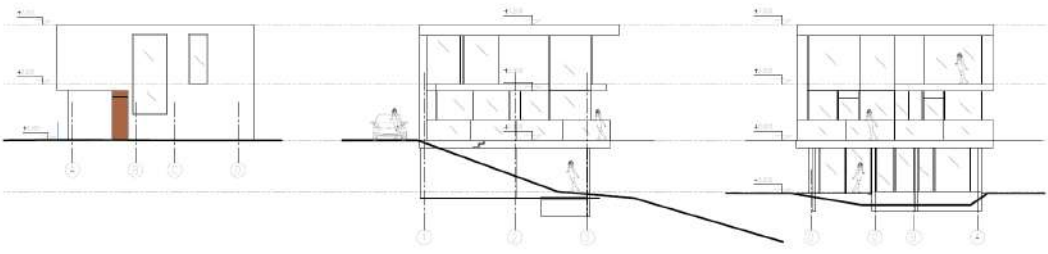
LAYOUTS



LUXURY AND COMFORT

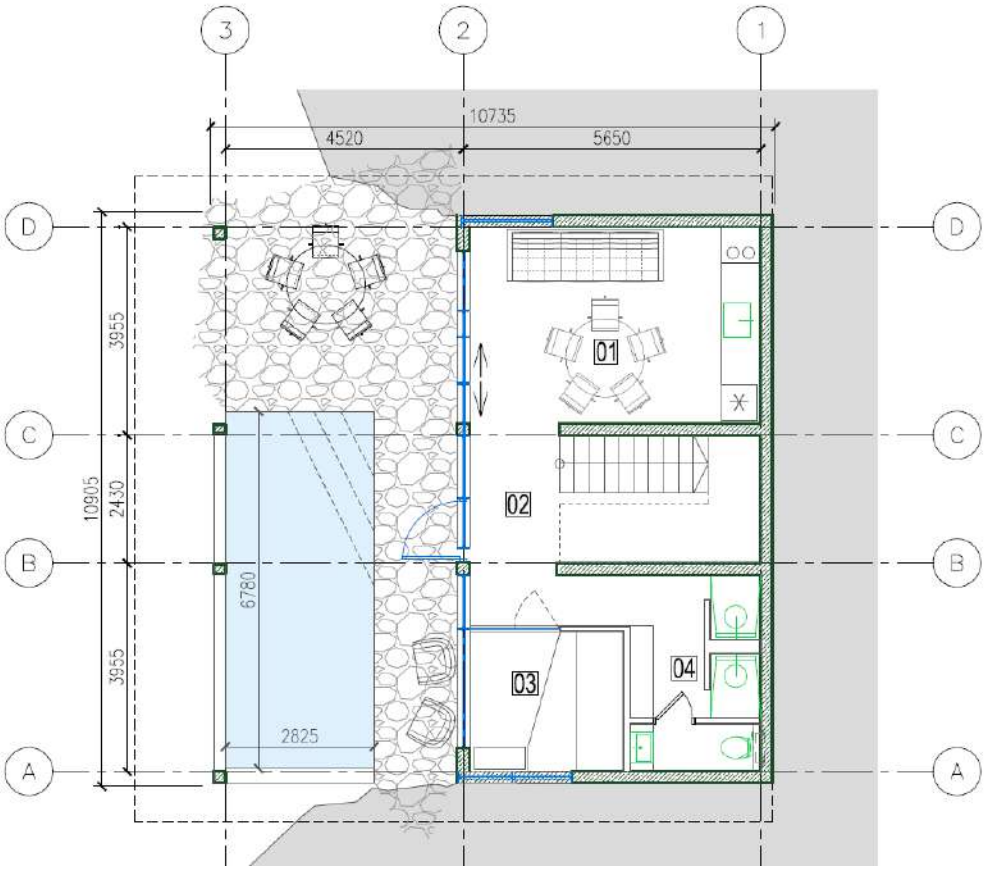
LAYOUTS

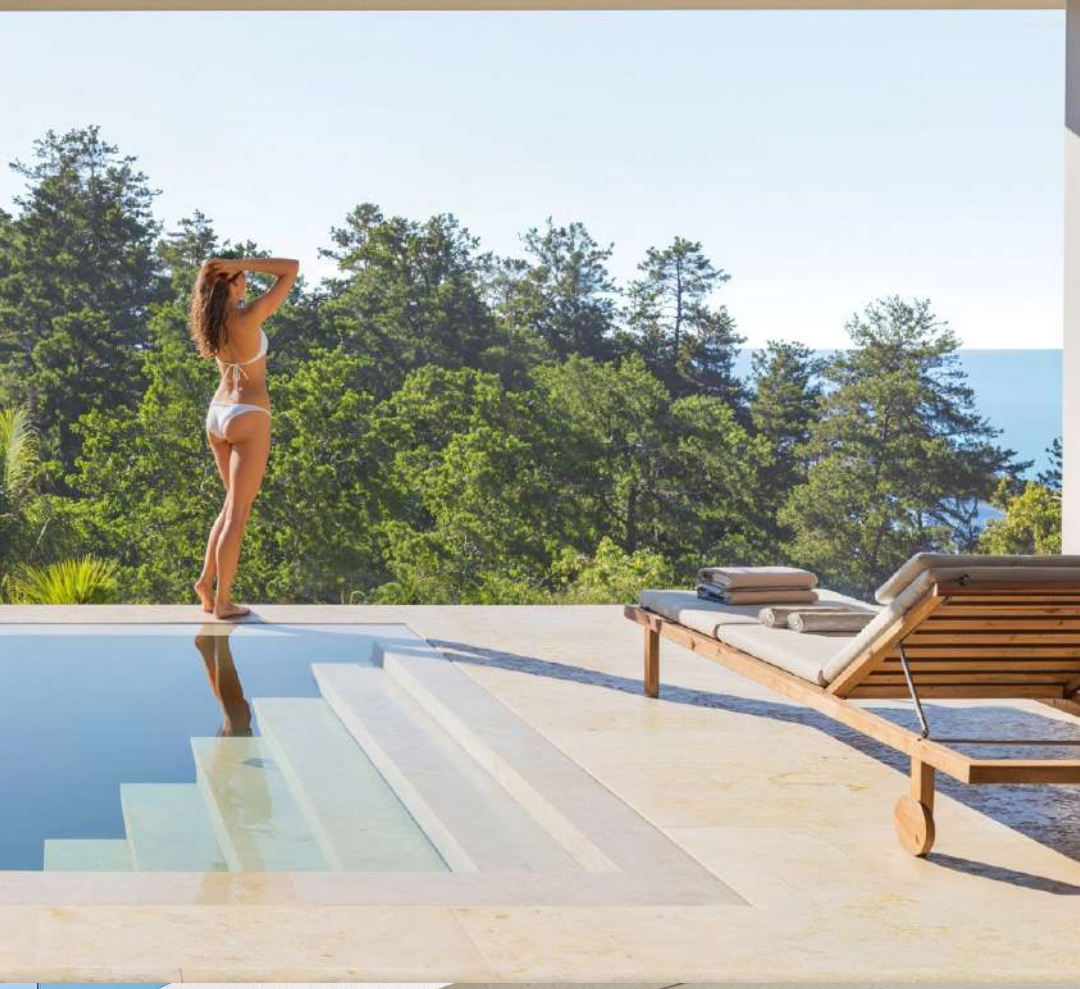
A UNIQUELY DESIGNED SPACE WITH PANORAMIC FLOOR-TO-CEILING WINDOWS, BATHED IN NATURAL LIGHT. THOUGHTFULLY PLANNED LAYOUTS ENSURE MAXIMUM FUNCTIONALITY, BLENDING ELEGANCE WITH EFFICIENCY FOR A SEAMLESS LIVING EXPERIENCE.



Ground Floor

#	Room	m²
01	Outdoor Kitchen	21.01
02	Hall	12.08
03	Sauna	7.79
04	Auxiliary Rooms	9.27
		50.16



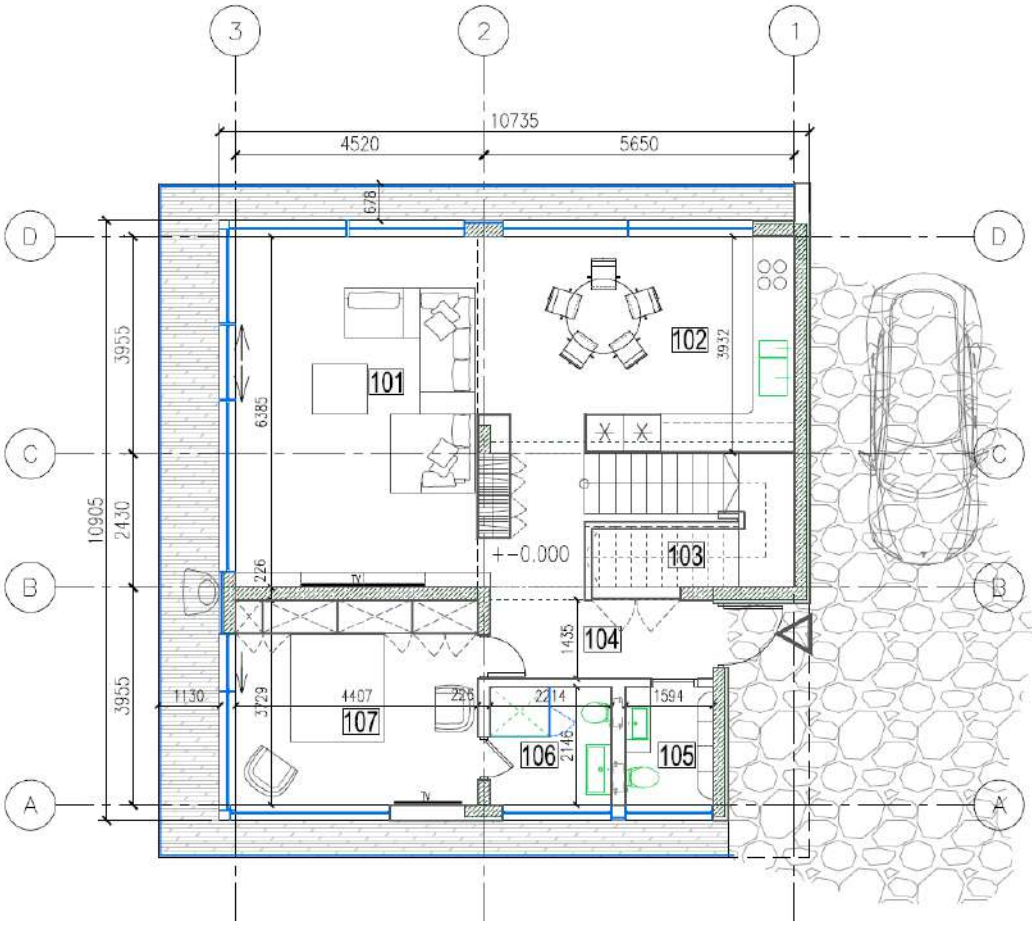


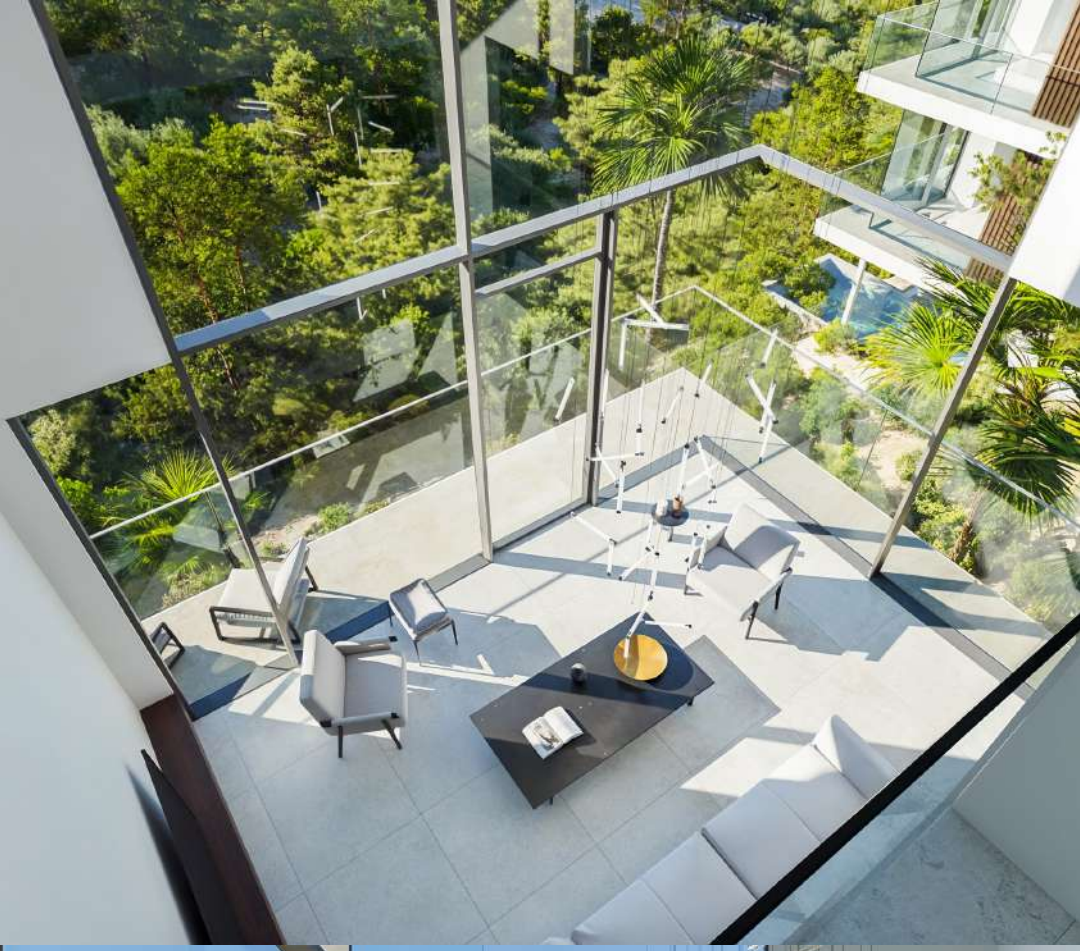




First Floor

#	Room	m²
101	Livingroom	40.49
102	Kitchen	15.06
103	Wardrobe	3.91
104	Hall	6.17
105	WC	3.42
106	Bathroom	4.75
107	Bedroom	16.43
		90.22





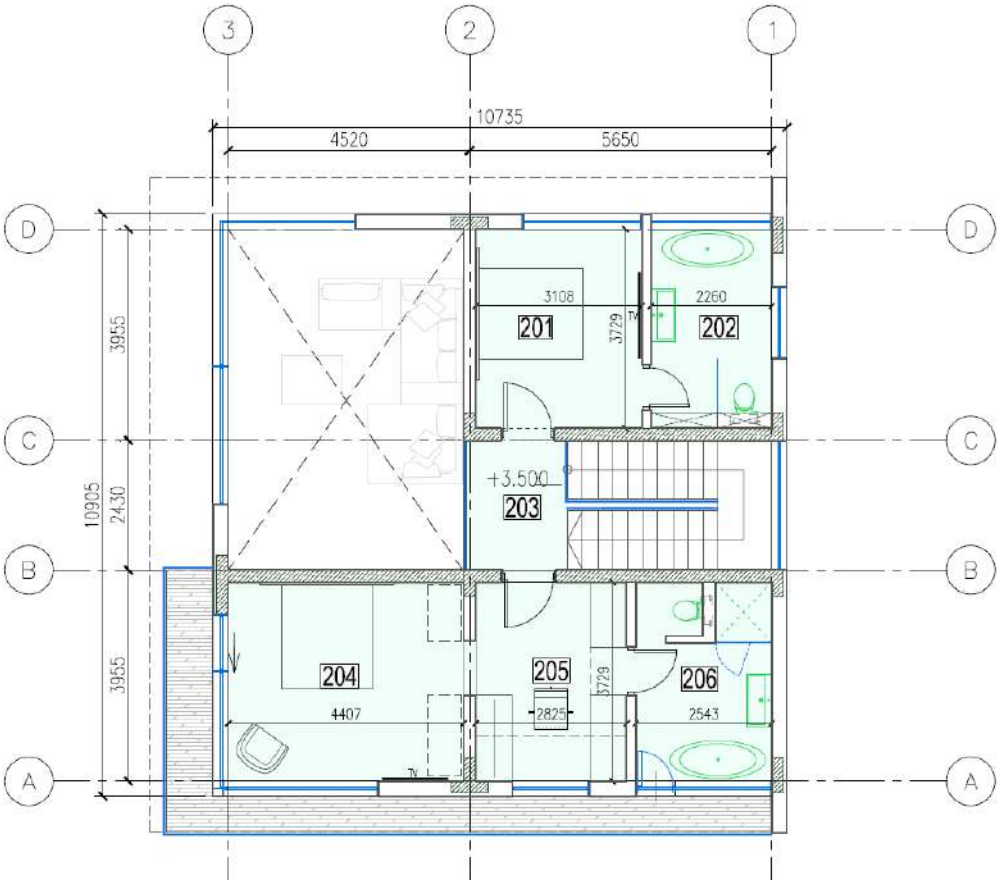






Second Floor

#	Room	m²
201	Bedroom	11.59
202	Bathroom	8.14
203	Hall	4.47
204	Master Bedroom	16.43
205	Dressing Room / Study	10.53
206	Bathroom	9.48
		60.65



CONTACT US

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AIVA DEVELOPMENT

ABOVE EVERYTHING
BEYOND YOUR DREAMS

İktisatbank