İNCESU
MEDITERRANEAN

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Nature is now your neighbour.

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İncesu Mediterranean is an Omağ Group Project.

05 CONTENTS

Omağ Development	07
OMG / İncesu Mediterranean	09
Lacation	11
Panoramic Top	12 / 13
Type-A Houses	15
Type-A Houses - Floor Plan	16/17
3D Type-A Houses	18 / 19
Type-B Houses	20 / 21
Type-B Houses - Floor Plan	22 / 23
3D Type-B Houses	24 / 25
Communal Swimming Pool Area	27
Type-C Houses	28 / 29
Type-C Houses - Floor Plan	30 / 31
3D Type-C Houses	32 / 33

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OMAĞ
DEVELOPMENT

Five Fingers Mountain in the North, verdant, ready for development, overseeing the Mediterranean and facing the Sun setting in the west, this location of a typical Mediterranean village in its physical features is a must for an impressive design which meets its soul. The rural spirit brought by the forest is blended with modern “minimalism” to put a stop to the chaotic life bringing out a beyond-description finely designed project.

While the hardly visible geometric forms in the area are turned into an iconic symbol of modernism with simple and hard-edges, regional/local crushed stone, exposed concrete on the eaves and white walls reflecting the Mediterranean sun bring the İncesu Mediterranean Project together.

This figural concept has a functional indoor design running through the outdoor design adapting physical features and the nature while reflecting the indoor design on the outdoor design and preserving privacy which make this project special and notch above the rest.

Located in 1 km south of Alsancak Central, and neighbour to the upper boundary of İncesu Village and the forest, our project is easy to reach the developing Alsancak Central and its surroundings. It is 5 km to Kyrenia and thanks to the motorway, access to other cities have been made easier.

Offering a quiet and peaceful life away from the crowd, in the countryside next to the forest, its easy access to the city and the surroundings makes the most of the location.

Direct access to common areas from each house, common pool and terraces for sunbathing, common WCs, showers and pool café/bar overlooking the mountains and views of the sea are a poetry of motion. Local landscape design used in the gardens of the houses are also used in common areas.

1st class quality materials used in the houses, central heating and cooling, built-in shower systems, lineer stainless steel traps, ceramic-based walk-in showers, wall-hung toilets, concealed cisterns, which have become the standard materials used by the company that are not used by many companies, are offered to its users. The project has 20 3+1 duplex villas of 175 m2 and 12 2+1 duplex row houses of 110 m2, consisting of 32 houses in total.

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OMG / İNCESU MEDITERRANEAN

Five Fingers Mountain in the North, verdant, ready for development, overseeing the Mediterranean and facing the Sun setting in the west, this location of a typical Mediterranean village in its physical features is a must for an impressive design which meets its soul. The rural spirit brought by the forest is blended with modern “minimalism” to put a stop to the chaotic life bringing out a beyond-description finely designed project. While the hardly visible geometric forms in the area are turned into an iconic symbol of modernism with simple and hard-edges, regional/local crushed stone, exposed concrete on the eaves and white walls reflecting the Mediterranean sun bring the İncesu Mediterranean Project together. This figural concept has a functional indoor design running through the outdoor design adapting physical features and the nature while reflecting the indoor design on the outdoor design and preserving privacy which make this project special and notch above the rest. Located in 1 km south of Alsancak Central, and neighbour to the upper boundary of İncesu Village and the forest, our project is easy to reach the developing Alsancak Central and its surroundings. It is 5 km to Kyrenia and thanks to the motorway, access to other cities have been made easier. Offering a quiet and peaceful life away from the crowd, in the countryside next to the forest its easy access to the city and the surroundings makes the most of the location. Direct access to common areas from each house, common pool and terraces for sunbathing, common WCs, showers and pool café/bar overlooking the mountains and views of the sea are a poetry of motion. Local landscape design used in the gardens of the houses are also used in common areas. 1st class quality materials used in the houses, central heating and cooling, built-in shower systems, lineer stainless steel traps, ceramic-based walk-in showers, wall-hung toilets, concealed cisterns, which have become the standard materials used by the company that are not used by many companies, are offered to its users. The project has 20 3+1 duplex villas of 175 m2 and 12 2+1 duplex row houses of 110 m2, consisting of 32 houses in total.

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LOCATION

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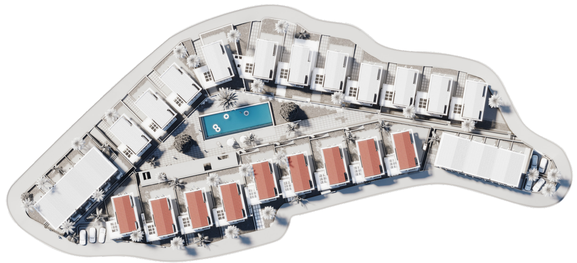




TYPE - A HOUSES

House Features

- *Nature-friendly material use from bricks to the paint*
- *Double glazed insulating aluminium joint window systems*
- *Accommodating daylight based on house orientation*
- *Stone paving on the exterior elevation*
- *Custom-design suspended ceiling and lighting systems*
- *Parquet flooring, marble or ceramic flooring for various parts in the house*
- *En-suite master bedroom – Akrilux Kitchen Cabinets*
- *Built-in wardrobes in bedrooms*
- *Hot water heater with solar power*
- *Central cooling / heating system*
- *Sanitary ware reducing water waste*
- *Water Booster Pump*
- *Green space design*
- *Infrastructure for satellite, internet and phone*
- *Enclosed garage*
- *Complex Lighting*
- *Communal Swimming Pool*
- *Green Space Design*



Green Space Design

Central Cooling / Heating System

Two Bathrooms

Enclosed Garage

Three Bedrooms

Double Glazing



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TYPE - A HOUSES

GROSS AREA: 175 M²



Ground Floor Plan:	81.5m²
1 Single Car Garage:	18m²
2 Living Room:	45m²
3 Kitchen:	15m²
4 WC:	3.5m²

ZEMİN



First Floor:	64m²
1 Bedroom 1:	14.5m²
2 Bedroom 2:	12.5m²
3 Master Bedroom:	18.5m²
4 WC + Shower 1:	6m²
5 WC + Shower 2:	6.5m²
6 Corridor:	6m²

1. KAT

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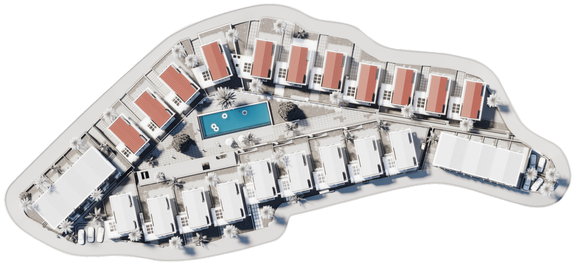




TYPE - B HOUSES

House Features

- Nature-friendly material use from bricks to the paint
- Double glazed insulating aluminium joint window systems
- Accommodating daylight based on house orientation
- Stone paving on the exterior elevation
- Custom-design suspended ceiling and lighting systems
- Parquet flooring, marble or ceramic flooring for various parts in the house
- En-suite master bedroom – Akrilux Kitchen Cabinets
- Built-in wardrobes in bedrooms
- Hot water heater with solar power
- Central cooling / heating system
- Sanitary ware reducing water waste
- Water Booster Pump
- Green space design
- Infrastructure for satellite, internet and phone
- Enclosed garage
- Complex Lighting
- Communal Swimming Pool
- Green Space Design



Green Space Design

Central Cooling / Heating System

Two Bathrooms

Enclosed Garage

Three Bedrooms

Double Glazing



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TYPE - B HOUSES

GROSS AREA: 175 M²



ZEMİN

Ground Floor Plan:	81.5m²
1 Single Car Garage:	18m²
2 Living Room:	45m²
3 Kitchen:	15m²
4 WC:	3.5m²

First Floor:	64m²
1 Bedroom 1:	14.5m²
2 Bedroom 2:	12.5m²
3 Master Bedroom:	18.5m²
4 WC + Shower 1:	6m²
5 WC + Shower 2:	6.5m²
6 Corridor:	6m²



1. KAT

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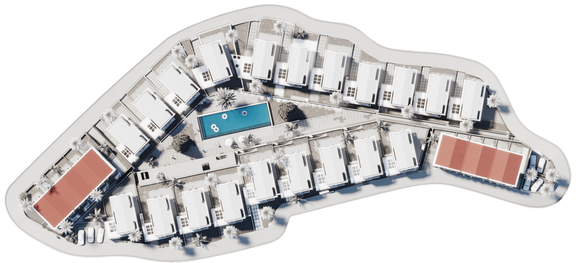
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TYPE - C HOUSES

House Features

- *Nature-friendly material use from bricks to the paint*
- *Double glazed insulating aluminium joint window systems*
- *Accommodating daylight based on house orientation*
- *Stone paving on the exterior elevation*
- *Custom-design suspended ceiling and lighting systems*
- *Parquet flooring, marble or ceramic flooring for various parts in the house*
- *En-suite master bedroom – Akrilux Kitchen Cabinets*
- *Built-in wardrobes in bedrooms*
- *Hot water heater with solar power*
- *Central cooling / heating system*
- *Sanitary ware reducing water waste*
- *Water Booster Pump*
- *Green space design*
- *Infrastructure for satellite, internet and phone*
- *Enclosed garage*
- *Complex Lighting*
- *Communal Swimming Pool*
- *Green Space Design*



Green Space Design

Central Cooling / Heating System

Two Bathrooms

Enclosed Garage

Three Bedrooms

Double Glazing

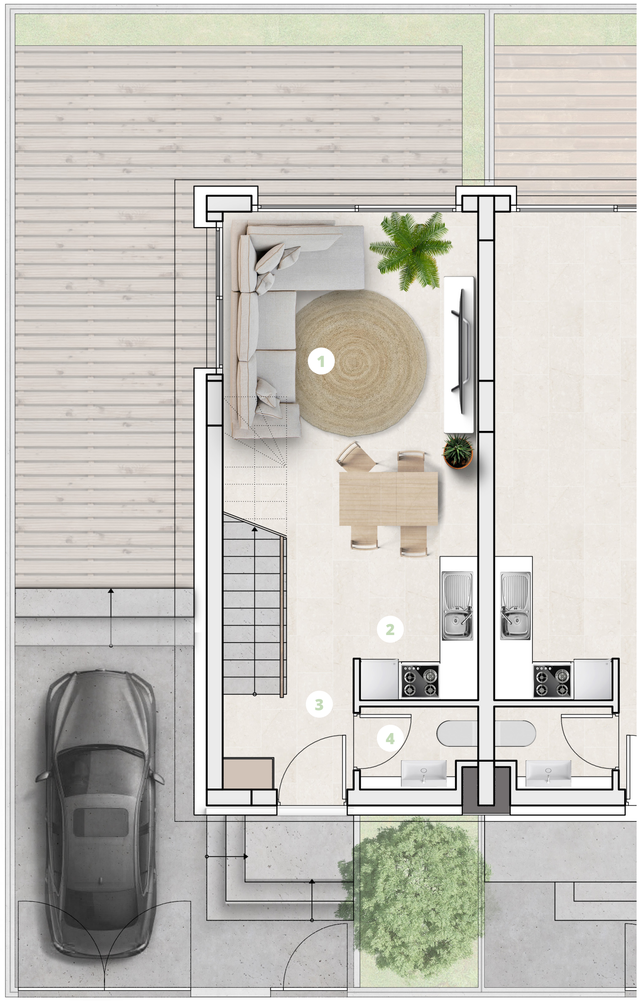


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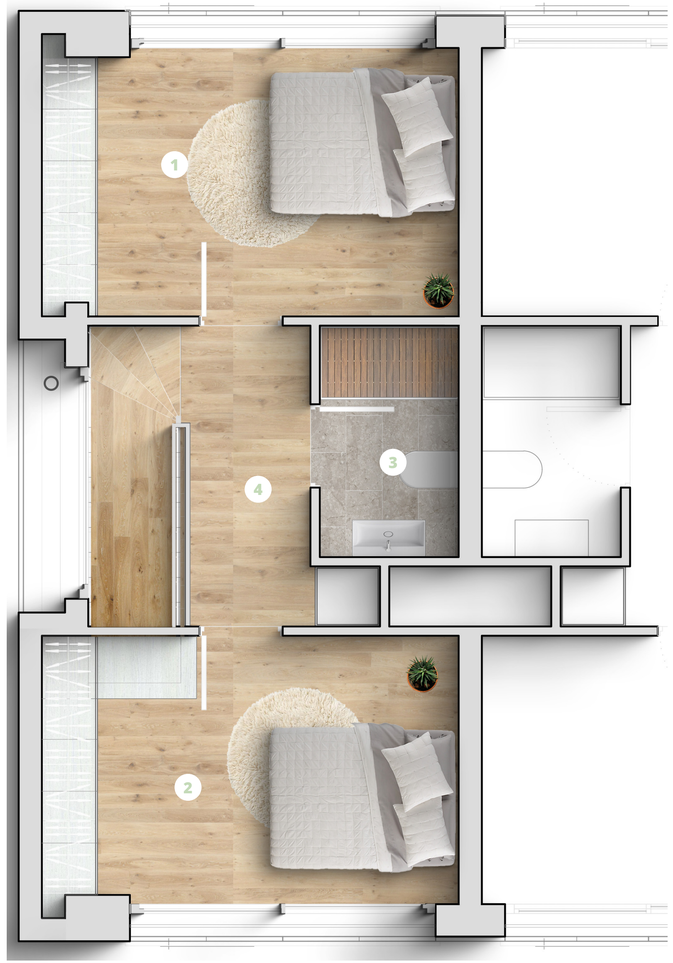
TYPE - C HOUSES

GROSS AREA: 110 M²



ZEMİN

Ground Floor Plan:	49.5m²
1 Living Room:	28.00m²
2 Kitchen:	12.00m²
3 Hallway:	6.50m²
4 Wc:	3.00m²



1. KAT

First Floor Plan:	41.5m²
1 Bedroom 1:	16.00m²
2 Bedroom 2:	16.00m²
3 WC + Shower:	4.50m²
4 Wc:	4.50m²
5 Hallway:	5.00m²

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