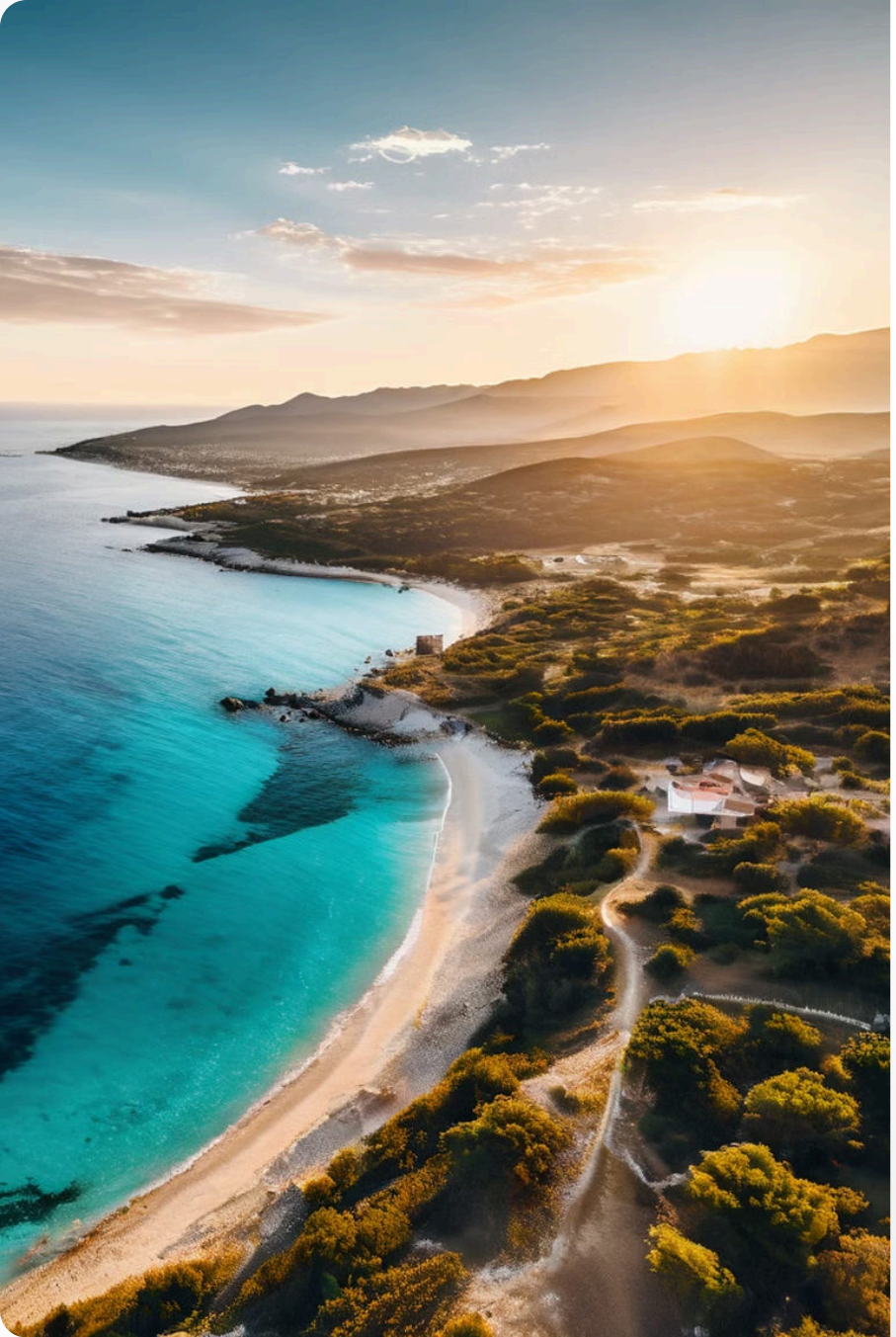


Northern Cyprus – Island of the Future.

Northern Cyprus is a unique place with a rich history and a promising future. The blue sea, green mountains all year round, endless beaches, and an indescribable atmosphere make it a place where everyone can find a home.



What is important to know about Northern Cyprus

1 **Territory**

Northern Cyprus makes up 38% of the entire island of Cyprus

2 **Population**

More than 400,000 people.

3 **Capital**

Nicosia (Lefkoşa).

4 **Language - Turkish**

5 **Currency - Turkish lira**

Climate and Ecology

1. **The sunniest island** in the Mediterranean Sea
2. **330** sunny days
3. The water temperature never drops below **18 degrees Celsius**
4. **Mild and warm** winters with no sub-zero temperatures
5. **No industrial production** and harmful emissions into the atmosphere







- Beaches of Northern Cyprus have been awarded the international **"Blue Flag"** certification, recognizing the cleanliness and safety of the coastline.
- World-famous **turtle beaches**.
- **Green mountains** all year round.



Northern Cyprus does not have a refugee reception program, resulting in an extremely low crime rate.

Open doors

No one locks the doors of their homes.

Car safety

You can leave your car with the key in the ignition.

Laws

Begging is legally prohibited.



Education

1. British education system.
2. 20+ universities with internationally recognized diplomas.
3. Students from more than 50 countries.
4. Grants for free education are available.

Healthcare

Clinics

12+ major private clinics with modern equipment.

Specializations

Family planning, plastic surgery, cardiology, cosmetology, etc.

Insurance

Life and health insurance available.

Wellness

A rapidly developing wellness sector.





Tourism

1

Visitors

More than 1.5 million tourists annually.

2

Infrastructure

New international airport.

3

Accessibility

No visa requirement.

4

Year-round availability

No seasonal restrictions.

Entertainment: Beaches and Sports

Beaches

Endless choice of beaches and beach resorts.

Blue Lagoons

Crystal-clear emerald water and white sandy beaches.

Water Sports

Various water sports and yachting.

Golf Game

The "Korineum Golf & Beach Resort," located in the **picturesque Esentepe**, is part of the English golf club system.

The resort spans 65 hectares and includes a **5-star hotel**, spa, clubhouse, a restaurant for 200 guests, and a spacious terrace offering stunning views. The hotel also has its **own beach**.



Sights

1 Salamis

The ancient city of Salamis is one of the main attractions of Northern Cyprus.

2 Bellapais Abbey

One of the most beautiful monuments of Gothic architecture in Cyprus, built by the Crusaders in the early 13th century near Kyrenia and mostly turned into ruins by modern times.

3 St. Nicholas Cathedral

St. Nicholas Cathedral / Lala Mustafa Pasha Mosque is the main medieval church in the city of Famagusta on the eastern coast of Cyprus. Built in the 14th century in the style of late Gothic, modeled after the Reims Cathedral, by the Cypriot Kings of the Lusignan dynasty. It is referred to in tourist brochures as the "Cypriot Reims".



Entertainment: Casinos and Nightlife

Casinos

Northern Cyprus boasts more than 20 casinos, available for those who wish to try their luck and participate in live entertainment and events. This region has become akin to a small Las Vegas with its popular casinos offering various games such as blackjack, roulette, poker, slot machines, and more.

Restaurants and Cafés

As the sun sets, the tourist life in Northern Cyprus doesn't stop. Hundreds of neon lights and restaurant signs illuminate the city, inviting visitors to lively parties.

Nightclubs

Huge dance floors, excellent DJs, and vibrant music attract those who visit Cyprus for new experiences, excitement, and emotions.

OMAĞ
GROUP OF COMPANIES

About OMAG Company

"Proud of the past and working for the future"

1. Developer in Northern Cyprus since 1978
2. 46 years in the market in engineering and design
3. One of the most renowned Groups of Companies with successful experience in Northern Cyprus
4. Best locations in Kyrenia and Nicosia for living, leisure, and investment
5. Modern design and advanced engineering infrastructure
6. High-Quality Materials from Well-Known Brands of European Manufacturers
7. After-Sales Service, Property Management Company for Rental







Achievements of OMAG

Projects

10 properties delivered, 9 under construction.

Clients

Over 750 families.

Partners

Over 500 supplier companies.

Employees

Over 150 staff members.



OMAG Group Sectors

Omag Development

Real estate, investments, design.

Omag Development is engaged in project planning and design development for residential and commercial real estate properties. The company also invests in real estate, successfully bringing its projects to life, and develops complementary services in demand by consumers in the real estate market.

With extensive experience and established partnerships in its sector, Omag Development is literally "WORKING FOR THE FUTURE," creating innovative properties. Each project incorporates the latest technologies, considers environmental factors, and takes into account the needs and goals of potential clients.

OMAG Ltd.

Heating, cooling, air conditioning, and ventilation systems.

Omag Group was founded in 1978 and has become a leader in the market of central air conditioning and ventilation systems in the Turkish Republic of Northern Cyprus, thanks to its innovative approach and state-of-the-art technologies. International chain hotels, schools, universities, municipal institutions, hospitals, and shopping centers are equipped with OMAG's air conditioning systems, which undoubtedly attest to the professionalism and quality of service provided by our company.

OMG / Voki Investment LTD

OMG Investment LTD and Voki Investment LTD, founded within the Omag Group, are engaged in real estate acquisition, investments, project research, and the development of the group's own projects.

SUENO ARAPKOY VILLAS

Location:

Arapköy, Kyrenia

Areas for Sale:

- Closed area: 410 m2 + 35 m2 pool
- Plot size: 810 - 1300 m2

Category:

- 6+1 Villas (4 bedrooms + 1 living room + 1 hobby room)

Completion Date:

- Start: September 2024
- Completion: September 2026

Installment Conditions:

- Reservation for 2 weeks - £5,000
- Reservation for 3 weeks - £10,000
- Down payment (initial payment) - 35%
- 65% before key handover

Landscaping:

- Private landscaped pool (35 m2)
- (Sauna/Gym, etc.)







THE HIVE

Location:

Ozanköy, Kyrenia

Areas for Sale:

Complex of 8 villas:

- House area – 305 m2 (4+1, 3 upstairs, one downstairs for guests)
- Plot size – 500-570 m2

Category:

- Villas

Completion Date:

- August 2024

Installment Conditions:

- Down payment (initial payment) – 36%
- 65% according to a convenient schedule for the client until the completion of construction

Landscaping:

- Swimming pool in each house
- Landscaped design of adjacent areas
- Parking space
- Individual bathroom in each of the 4 bedrooms







MEDITERRANEAN VILLAS

Location:

İnjesu, Kyrenia

Areas for Sale:

Complex of 32 villas:

- 3+1 duplex (private villas) – 172 m2
- 2+1 duplex (townhouses) - 110 m2

Category:

- Villas and townhouses

Completion Date:

- Start: December 2022
- Completion: May 2025

Installment Conditions:

- Reservation for 2 weeks: £5,000
- Reservation for 3 weeks: £10,000
- 35% - down payment
- 65% - before key handover
- Rental Yield - 7 years

Landscaping:

- Swimming pool (250 m2)
- Cafe and bar
- Landscaping







VAVILIA SERENITY

Location:

Karşıyaka, Kyrenia

Areas for Sale:

Complex of 12 villas:

- **Type A (8 villas)** / Private two-storey villa 3+1

Closed area: 185 m2 + 35 m2 private pool

Plot size: 310-350 m2

- **Type B (2 villas)** / Private two-storey villa 4+1

Closed area: 245 m2 + private pool 38 m2

Plot size: 360-380 m2

- **Type C (2 villas)** / Private two-storey villa 4+1

Closed area: 295 m2 + private pool 38 m2

Plot size: 470-485 m2

- Villa

Completion Date:

- Start: September 2024
- Completion: September 2026

Installment Conditions:

- 35% - down payment
- Remaining 65% by the end of construction

Landscaping:

- Private pool
- Garden barbecue and mini-kitchen
- Tropical and botanical landscapin









THE REVERIE

Location:

Esentepe, Kyrenia

Areas for Sale:

Complex of 180 apartments:

- Studios - from 55 m2
- 1+1 - from 85 m2
- 2+1 - from 100 m2

Category:

- Apartments

Completion Dates:

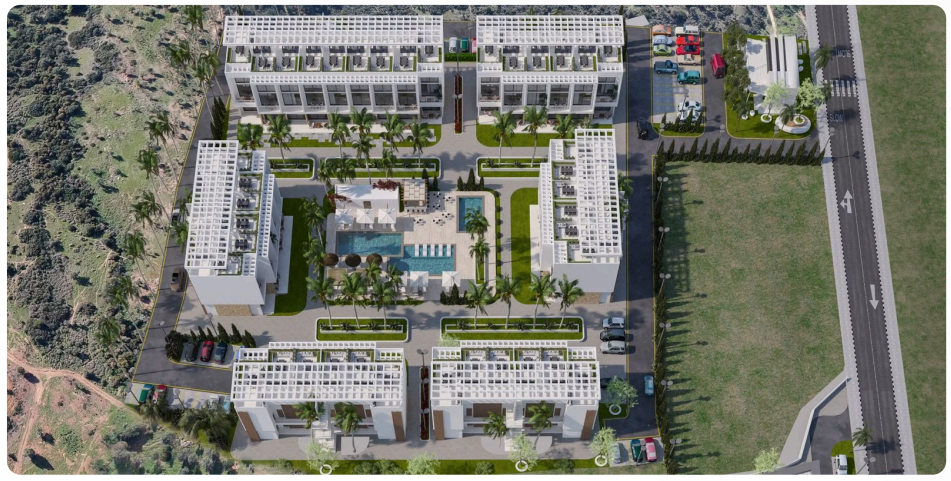
- Start of construction: September 2024
- Completion of construction: March 2027

Installment Conditions:

- Deposit - £5,000
- 35% - down payment within 30 days
- Remaining 65% over 36 months

Landscaping:

- Private pool
- Garden barbecue and mini-kitchen
- Tropical and botanical landscaping







BELLAPAIS VILLAS

Location:

Ozanköy, Kyrenia

Areas for Sale:

Complex of 8 villas:

- Type A - 485 m2 + 50 m2 pool
- Type B - 345 m2 + 50 m2 pool

Category:

- Villas

Completion Dates:

- Start: September 2024
- Completion: December 2025

Installment Conditions:

- Reservation for 2 weeks - £10,000
- Reservation for 3 weeks - £15,000
- Down payment (initial payment) - 35%
- Remaining 65% (before receiving keys in December 2024)

Landscaping:

- Private landscaped pool
- Type A, additional area 85 m2 (sauna/indoor pool/cinema, etc.)







NEW LAUNCH PROJECT

Brise De Vallee

Location: Tatlısu, Yeni Erenköy



To the beach: 350 m (5 minutes on foot)

To the airport: 55 km (60 minutes by car)

To Girne (Kyrenia): 30 km (30 minutes by car)

Category: Apartments

Title: Exchange

Built-up area: 54,225 m2 *excluding green areas

Completion Date: December 2027

Start of Construction: December 2024

Construction Period: 36 months

Project Overview:

- 27 blocks (Types A, B, C)
- 324 apartments

Unit Types:

- A Blocks: Studio garden + Studio penthouse
  - 7 blocks x 12 units = 84 units
- B Blocks: 1+1 garden + 1+1 penthouse
  - 13 blocks x 12 units = 156 units
- C Blocks: 2+1 garden + 2+1 penthouse
  - 7 blocks x 12 units = 84 units



Sea View: Available from 75% of apartments

Elevation: Lowest point of the site is 25 meters above sea level

Payment Terms:

- Deposit: GBP 5,000 within three weeks
- First payment: 40% (including deposit)
- 60% in installments over 36 months (payments every 1/2/3/4 months)



Parking: Open parking, 1 space per apartment



Condition of Apartments upon Completion:

- Fully finished
- Fully equipped bathrooms
- Built-in kitchen
- Fitted wardrobes
- Infrastructure for heating and air conditioning

Included in Apartment Price:

- Rooftop terrace setup (BBQ area + mini kitchen)
  - *Jacuzzi and shower available for an additional fee*

Parking: Dedicated parking space for each apartment

VRF System: Multi-zone ventilation, heating, and air conditioning system

- Equipment for VRF system is charged separately

Pricing:

- Studio: GBP 3,000
- 1+1: GBP 4,500
- 2+1: GBP 6,000

Infrastructure and Facilities:

- Gated community
- Restaurant
- Hall and sports complex
- Spa center
- Sauna
- Indoor children's play and sports area
- Walking path to the beach
- Poolside bar
- Shared outdoor swimming pool
- Showers, changing rooms, and bathrooms
- Management office and reception
- Rental office
- Nurse, first aid room
- Open amphitheater for events
- Open-air cinema
- Yoga zone
- Promenades and relaxation areas
- Children's playground with shade (for summer games)
- BBQ area
- Volleyball court

Heating and Ventilation: Infrastructure for central heating and cooling system (VRF multi-zone ventilation, heating, and air conditioning)

Maintenance:

- Maintenance cost details will be provided closer to project completion

Estimated Maintenance Fees:

- Studio: GBP 80-110
- 1+1: GBP 100-140
- 2+1: GBP 160-180

Service Packages:

- Standard (includes use of all external infrastructure of the complex)
- Premium (includes use of all external and internal infrastructure of the complex)
- Gold (includes use of all external and internal infrastructure of the complex and access to infrastructure of other Omag projects)