# CYPROVEST

Strategic Mediterranean Property Investment | Investor Executive Briefing

**CONFIDENTIAL INVESTOR BRIEFING:** Direct-from-constructor acquisition structures, off-plan capital appreciation dynamics, and institutional risk-mitigation frameworks across prime Northern Cyprus coastal corridors, featuring flagship partnerships with **Noyanlar Group** and **Cyprus Constructions**.

## 1. Executive Summary & Core Value Proposition

---

Cyprovest operates as a specialist international property investment advisory connecting private investors, family offices, and portfolio landlords directly with Tier-1 Northern Cyprus construction groups. By partnering directly with market leaders including **Noyanlar Group** and **Cyprus Constructions**, Cyprovest delivers institutional-grade entry pricing, bespoke staged payment terms, and direct accountability from verified development partners.

### Core Operational Pillars

- **Direct Constructor Terms:** Off-plan allocations priced directly at source with zero intermediary markups, structured interest-free stage-payment schedules across the build phase, and early-access pre-launch pricing tranches.
- **Institutional Due Diligence:** Exclusive selection of projects constructed by established contractors registered with the Turkish Cypriot Building Contractors Association (KTİMB), situated solely on verified Pre-1974 Foreign/British or legal Exchange (Eşdeğer) land titles.
- **Turnkey Asset Lifecycle:** Comprehensive post-acquisition support spanning independent legal conveyancing introductions, stage payment monitoring, snagging inspections, bespoke furniture packages, and onboarding with premier regional letting and property management operators.

## 2. Flagship Developer Partnerships

---

Cyprovest aligns investor capital with the two premier, complementary construction groups in Northern Cyprus, offering investors complete geographical coverage and dual-strategy deployment:

### Noyanlar Group — The High-Yield & Resort Living Engine (İskele / Long Beach)

With a multi-decade development pedigree spanning tens of thousands of residential units, Noyanlar

Group is the undisputed master developer of the renowned İskele Long Beach coastline. Noyanlar specializes in large-scale, integrated resort master-communities offering hotel-standard amenities, expansive lagoon pools, on-site dining, beach clubs, and dedicated commercial districts.

- **Flagship Concept Benchmark:** Ocean Life, Royal Sun Elite, Long Beach Park.
- **Primary Investment Profile:** Pure yield generation, short-term holiday lettings, and high-velocity capital growth driven by ongoing master-planned infrastructure.
- **Operational Support:** Fully integrated on-site rental and management operations providing hands-off cash flows for overseas owners.

### Cyprus Constructions — The Boutique Luxury & Wellness Benchmark (Esentepe / Tatlısu)

Cyprus Constructions represents the pinnacle of architectural elegance, premium specifications, and low-density coastal living along the scenic Kyrenia mountain and coastline corridor. Celebrated for incorporating natural stone, landscaped botanical grounds, and private lagoon concepts, their developments cater directly to affluent European investors and holidaymakers.

- **Flagship Concept Benchmark:** Maldives Homes, Phuket Health & Wellness Resort, Bahamas Homes, Idyll Homes.
- **Primary Investment Profile:** Premium capital appreciation, wellness and health-oriented holiday lets, golf tourism (Korineum Golf Resort adjacency), and executive luxury resales.
- **Operational Support:** Turnkey lifestyle management, luxury concierge, on-site spas, and proven high-calibre holiday letting programs.

## 3. Macro Investment Thesis: Why Northern Cyprus?

---

Northern Cyprus represents one of the final high-growth, high-yield emerging coastal property markets in the Mediterranean basin. While mature European destinations present compressed yields, high entry costs, and heavy transactional taxation, Northern Cyprus offers asymmetric risk-reward metrics driven by fundamental capital inflows and infrastructural modernisation.

- **Asymmetric Capital Pricing:** Premium beachfront and resort-style real estate priced at a substantial discount per square metre compared to Southern Cyprus, mainland Spain, the Balearics, and Greece.
- **Compounded Off-Plan Appreciation:** Projects typically achieve **25% to 40% capital appreciation** from initial ground-breaking through to practical completion, underpinned by phased developer pricing models adjusted at structural build milestones.
- **High-Income Yield Environment:**
  - **Short-Term Holiday Rentals:** 9% – 12% projected net yields across high-amenity coastal resort complexes featuring dedicated wellness, beach club, and leisure infrastructure.
  - **Long-Term Corporate & Academic Tenancies:** 6.5% – 8.5% net yields within established regional hubs benefiting from expanding university faculties and professional services.

- **Fiscal Efficiency:** Highly competitive transfer fees, low annual local property rates, and clear currency pegging to GBP for purchase contracts and capital transactions, eliminating local exchange volatility for sterling investors.

## 4. Risk Mitigation & Legal Framework

---

Investor capital protection forms the foundation of every transaction facilitated by Cyprovest. We enforce a strict procedural governance framework designed to eliminate common risks associated with foreign off-plan acquisitions.

- **Independent Legal Representation:** Cyprovest mandates that every client retains an independent, English-speaking conveyancing solicitor registered with the TRNC Bar Association. The appointed counsel works solely in the investor's interest, independently reviewing all land registrations, corporate records, and contractual warranties.
- **Statutory Contract Registration (District Land Registry):** In strict accordance with TRNC property legislation, all contracts of sale are submitted, stamped, and officially registered at the District Land Registry within 21 days of signing. This statutory registration creates a legal charge over the parcel, barring the developer from mortgaging, encumbering, or selling the property to any third party.
- **Title Deed Vetting:** Developments are pre-vetted to ensure strict adherence to unencumbered title classes:
  - *Pre-1974 Foreign / British Title:* Land held privately by international or Turkish Cypriot nationals prior to 1974, carrying recognized global legitimacy.
  - *Exchange (Eşdeğer) Title:* Land allocated under internationally referenced post-1974 settlement mechanisms, carrying comprehensive legal validity under TRNC domestic law and European Court of Human Rights (ECHR) precedent.
  - *Policy on TMD Title:* Cyprovest maintains a strict internal policy excluding unvetted state-allocated agricultural land from international investor portfolios.
- **Permission to Purchase (PTP) Administration:** Legal partners manage the complete Council of Ministers application protocol, ensuring full compliance with statutory foreign-national property acquisition quotas.

## 5. Illustrative Financial Structures & Yield Models

---

The table below details typical off-plan investment matrices across core asset classes delivered by our partner constructors, demonstrating capital deployment schedules and projected returns.

| Financial & Investment Metric | Noyanlar Resort Studio / 1-Bed (İskele) | Cyprus Constructions Luxury 2-Bed (Esentepe) | Frontline Detached Coastal Villa (Esentepe / Tatlısu) |
|---|---|---|---|
| **Indicative Purchase Price** | £95,000 – £130,000 | £210,000 – £285,000 | £420,000 – £650,000 |
| **Reservation Deposit** | £2,000 | £5,000 | £5,000 |
| **Exchange Deposit (35% on Contract)** | £33,250 – £45,500 (less reservation) | £73,500 – £99,750 (less reservation) | £147,000 – £227,500 (less reservation) |
| **Construction Stage Payments (65%)** | Interest-free over 24–36 months | Interest-free over 24–36 months | Interest-free over 24–36 months |
| **Projected Value at Completion (+30% avg)** | £125,000 – £170,000 | £275,000 – £370,000 | £550,000 – £845,000 |
| **Gross Projected Annual Rental Revenue** | £11,000 – £15,000 | £22,000 – £29,000 | £38,000 – £58,000 |
| **Target Net Yield Range** | 10.0% – 12.5% | 8.5% – 10.5% | 7.5% – 9.0% |

## 6. Strategic Geographic Focus: The Twin Corridors

---

Cyprovest pairs its Tier-1 constructors across the two defining growth corridors of Northern Cyprus:

### The Eastern Yield Corridor: İskele & Long Beach (Powered by Noyanlar)

Characterised by expansive sandy beaches, high-density master-planned resort environments, and vibrant entertainment infrastructure. High rental velocity driven by international holidaymakers, with year-round demand bolstered by private beach clubs, wellness centres, and dining boulevards. Optimised for investors targeting maximum net rental returns and flexible short-term let turnover.

### The North-Eastern Luxury Corridor: Esentepe & Tatlısu (Powered by Cyprus Constructions)

Nestled between the dramatic Kyrenia mountain range and the Mediterranean, adjacent to the 18-hole Korineum Golf & Beach Resort. This corridor features low-density development codes, cliffside infinity villas, and modern luxury penthouses. Caters to affluent European lifestyle buyers, golf enthusiasts, wellness retreats, and long-stay seasonal tenants.

## 7. The Cyprovest Investor Experience & VIP Delegations

---

We provide a fully managed, consultative acquisition pathway to ensure complete transparency before any capital commitment is finalized:

1. **Initial Strategic Consultation:** Private assessment of portfolio goals, target liquidity horizons, yield requirements, and tax considerations.
2. **Curated Opportunity Dossier:** Detailed project appraisals from Noyanlar Group and Cyprus Constructions, including contractor financial standing, municipal building permits, architectural specs, and payment milestones.
3. **Subsidised VIP Investor Inspection:**
    - 3 to 4 nights complimentary accommodation in partner developer suites.
    - Private executive airport transfers and on-ground logistics.
    - Dedicated site inspections: Day 1 covering Noyanlar resort developments in İskele; Day 2 covering Cyprus Constructions luxury communities in Esentepe/Tatlısu.
    - Private consultation with independent registered property solicitors.
4. **Acquisition & Contract Execution:** Solicitor-led contract finalisation, official registry stamping within 21 days, and milestone payment facilitation.
5. **Post-Completion Management:** Key collection, full inventory fit-out, and hand-off to local management partners for immediate letting deployment.

## 8. Corporate Contact & Engagement

---

To discuss current off-plan tranches, register for upcoming investor inspection delegations, or request individual project appraisal dossiers, please contact the Cyprovest investment advisory desk.

**Cyprovest Investment Advisory**
Web: cyprovest.com
eMail: hello@cyprovest.com | whatsapp +44 7748 758290