

# NORTHERN CYPRUS

THE HIDDEN JEWEL OF THE MEDITERRANEAN

Located in the heart of the Mediterranean, Northern Cyprus offers a unique combination of natural beauty, strategic location, and strong investment potential. With crystal-clear turquoise waters, over **300 days of sunshine**, and breathtaking sea and mountain views, the island provides an exceptional lifestyle in a peaceful environment.

Northern Cyprus offers easy access from both Europe and the Middle East, making it an attractive destination for international investors and travelers. The island is known for its Mediterranean cuisine, fresh organic food, welcoming culture, and friendly community.

With low-density construction, untouched coastlines, and a growing real estate market, Northern Cyprus is becoming one of the Mediterranean's **most promising investment destinations**.



**STRATEGIC LOCATION**  
EASY ACCESS TO EUROPE  
AND THE MIDDLE EAST



**300+ DAYS  
OF SUNSHINE**



**CRYSTAL-CLEAR  
MEDITERRANEAN SEA**



**DELICIOUS CUISINE  
& FRESH ORGANIC FOOD**



**FRIENDLY PEOPLE  
WELCOMING CULTURE**



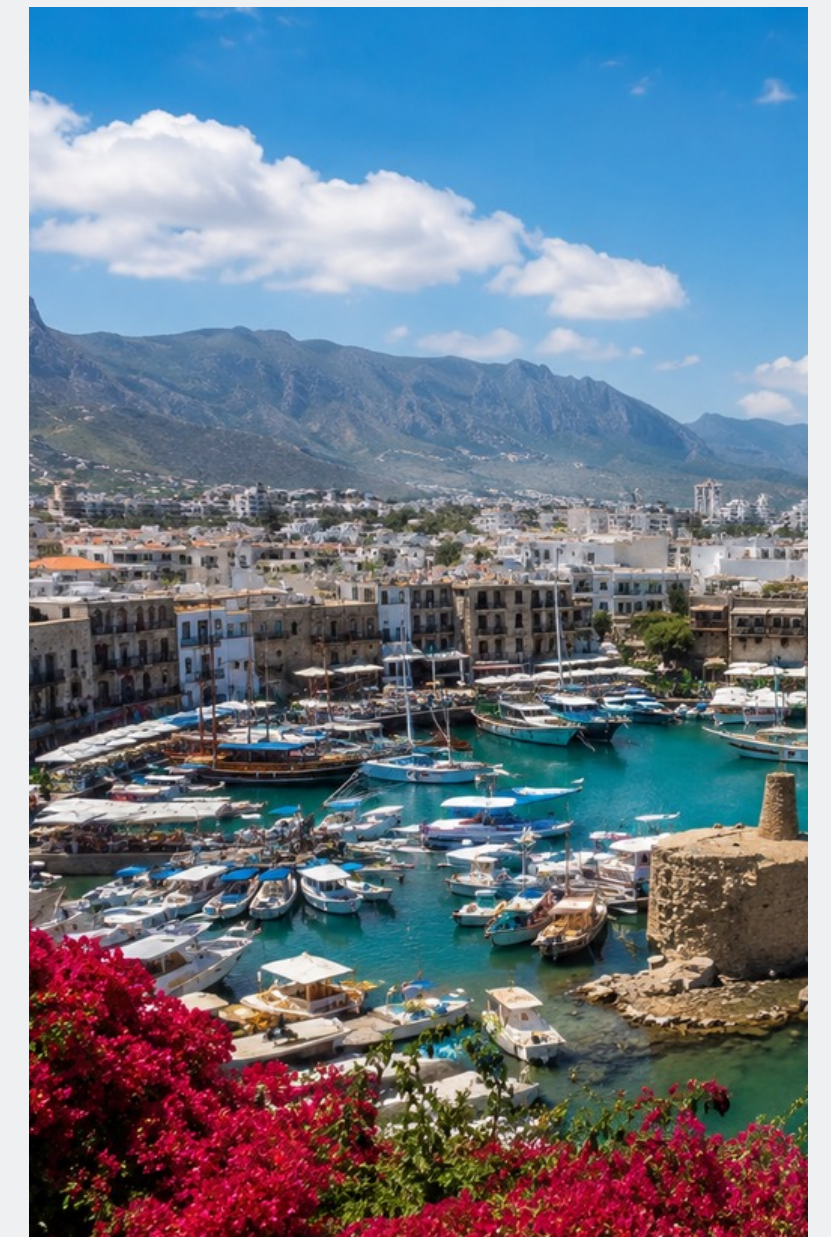
**STRONG INVESTMENT  
POTENTIAL**

# Kyrenia – The Tourism Capital of Northern Cyprus

Kyrenia is one of the most prestigious and touristic cities in Northern Cyprus, known for its stunning coastline, luxury lifestyle, vibrant marina, and rich history.

Surrounded by the Mediterranean Sea and the Besparmak Mountains,

Kyrenia attracts international visitors with its five-star hotels, fine dining restaurants, beach clubs, casinos, and entertainment venues, creating a unique blend of culture, history, and Mediterranean luxury lifestyle.



■ June, 2026

# Habitat Premium Hotel & Residences

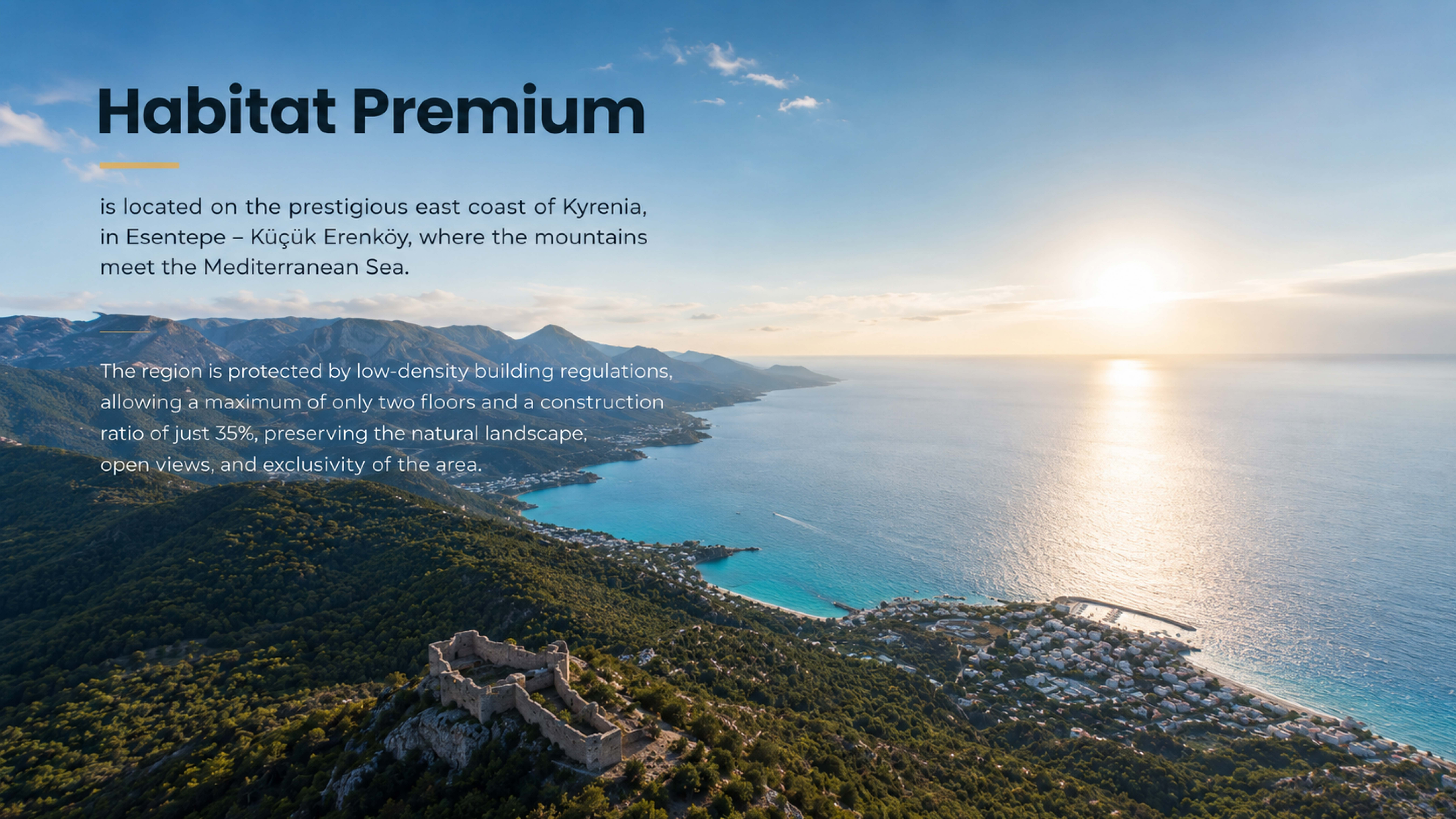
A Simple and Clear Overview for Potential Investors

# Habitat Premium

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is located on the prestigious east coast of Kyrenia, in Esentepe – Küçük Erenköy, where the mountains meet the Mediterranean Sea.

The region is protected by low-density building regulations, allowing a maximum of only two floors and a construction ratio of just 35%, preserving the natural landscape, open views, and exclusivity of the area.



## Championship Golf & Coastal Lifestyle



Enjoy golf, Mediterranean views, and a luxury coastal lifestyle

# Habitat Premium

## Hotel & Residences



**400 meters**  
to the Mediterranean Sea



**Walking distance**  
to the coastline



**Elevated sea**  
view location



**Commercial area**  
in the elevation of  
**44** above the sea



**Top of the project**  
in elevation of  
**104** above the sea



# Introduction

Habitat Premium Hotel & Residences is a strategically positioned multi-use development on the east coast of Kyrenia, created to capitalize on the rising demand for destination-driven real estate in Northern Cyprus.

Backed by a strong regional growth trajectory, the project is designed to deliver sustainable long-term value through tourism expansion, infrastructure investment, and increasing international market interest.



# Project Overview

A fully integrated destination combining education, commerce, and wellness within a modern coastal community.



## Educational Infrastructure

The project includes a dedicated educational component designed to support long-term residential demand and create a sustainable living environment for both local and international families.



## Commercial Zone

Habitat Premium features an 11,000 m<sup>2</sup> commercial zone planned to serve residents, visitors, and surrounding communities, creating strong business activity and additional value generation within the development.



## Wellness & Lifestyle Services

The project is supported by a wide range of wellness and lifestyle services, including spa facilities, sports areas, social spaces, and a medical center designed to enhance year-round living and visitor experience.



# Strategic Location

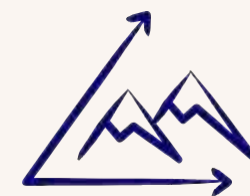
Habitat Premium is located between the Kyrenia mountains and the Mediterranean coastline, within one of the most prestigious and supply-limited regions of North Cyprus. Inspired by the Mediterranean Riviera lifestyle, the project combines prime coastal positioning with strong long-term investment potential.

Set on a 267,600 m<sup>2</sup> elevated coastal land parcel, only 400 meters from Habitat Beach Club, the masterplan is designed to maximize panoramic sea views, privacy, and long-term value. With only 35% permitted construction density and strict low-rise regulations, the project offers lasting exclusivity and asset security.

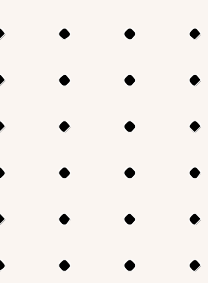
→ **Riviera-Inspired Coastal Destination**

→ **Limited Supply & Strong Capital Appreciation**

→ **400m to Habitat Beach Club**



Commercial Zone Elevation: 44 meters above sea level  
Central Zone Elevation: 68 meters above sea level  
Highest Residential Point: 104 meters above sea level



**Developed by  
Experienced Market  
Leaders**



**Integrated hotel &  
residential concept**



**Internationally  
Connected  
Development Team**



**Sustainable  
Growth Focus**

# Business Model

Integrated Hospitality & Real Estate Model  
Habitat operates through an integrated business model that combines branded residences, hospitality, wellness, and commercial components within a single destination.

The project is designed to generate value through both property appreciation and tourism-driven activity, creating multiple long-term revenue streams and sustainable investment potential.



### Air Connectivity

Ercan International Airport — approx. 45 minutes  
Larnaca International Airport — approx. 1 hour 30 minutes  
Paphos International Airport — approx. 2 hours 45 minutes

### Marina Connectivity

Mersin Marina — approx. 2.5 hours by ferry connection  
Larnaca Marina — approx. 1 hour 30 minutes

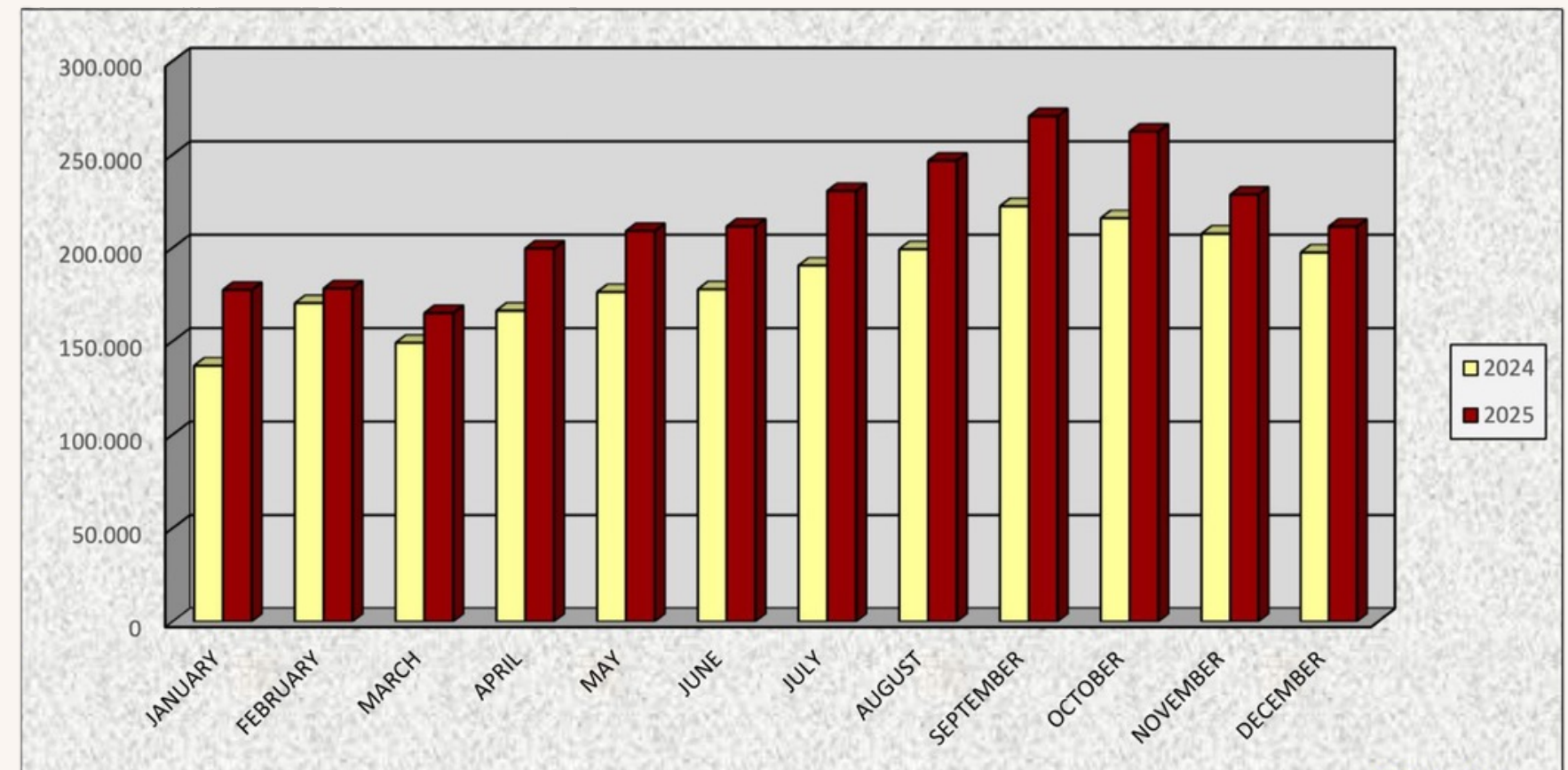


# Expanding Tourism Economy

North Cyprus continues to experience steady growth in tourism demand, supported by increasing international visitors, expanding hospitality infrastructure, and rising interest in lifestyle-focused coastal destinations.

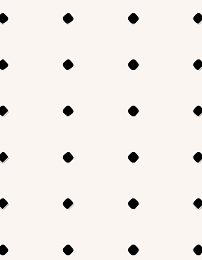
Government-backed tourism development strategies and ongoing investment in the sector are strengthening the region's position as an emerging Mediterranean tourism and real estate market, creating strong long-term opportunities for hospitality and property investment.

**Graph 4. Number of arrivals by months (TRNC excluded)**

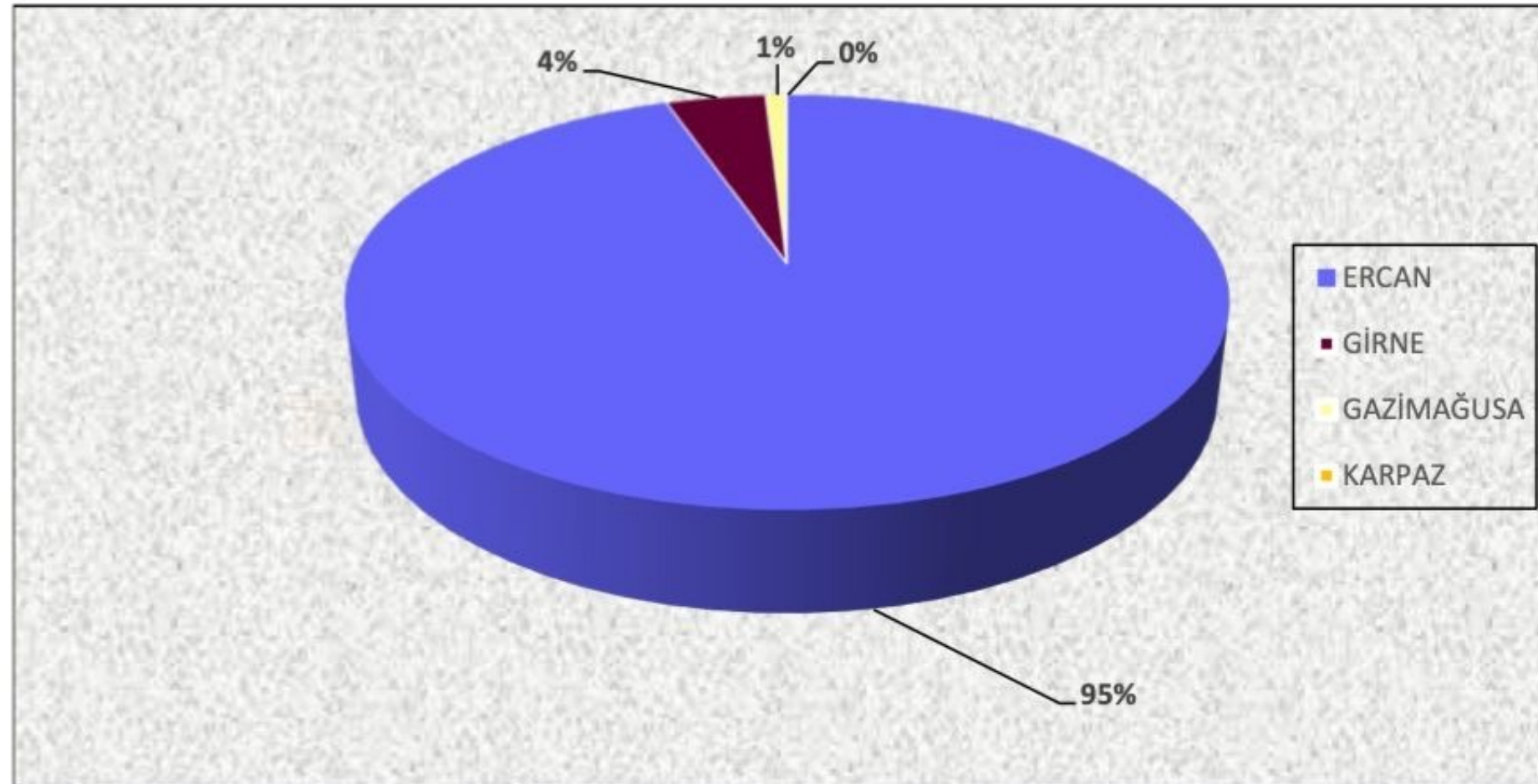


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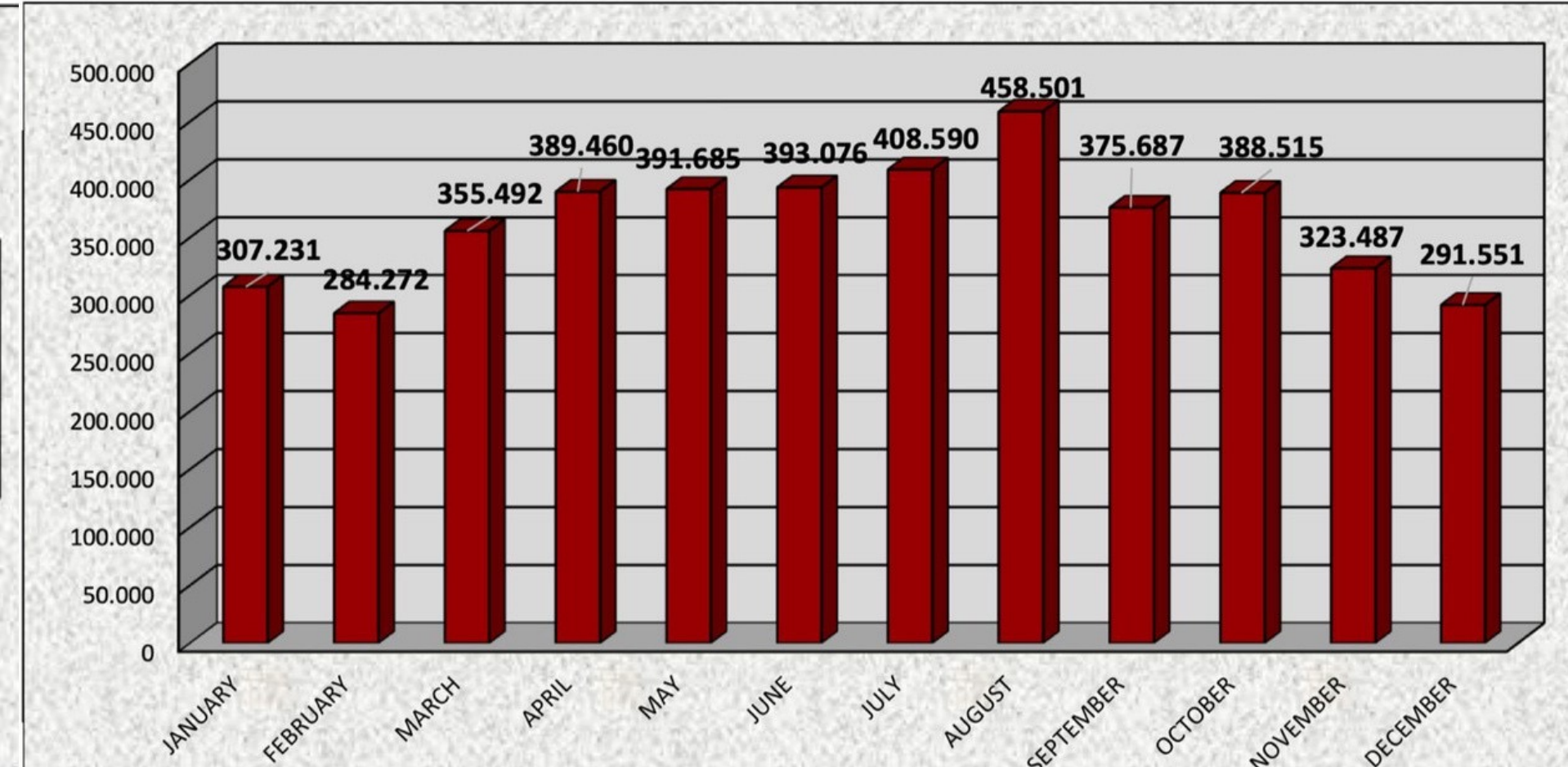
<https://turizmplanima.gov.ct.tr/2025-Turizm-İstatistikleri>



Graph 5. Percentage of arrivals by ports of entry



Graph 7. Number of arrivals from South Cyprus (TRNC excluded)



# International Hospitality Partnerships

Strategic Hospitality Partnerships  
Habitat Premium is supported by strategic collaborations with leading hospitality and lifestyle brands, strengthening the project's operational vision, destination value, and long-term investment potential. The integration of internationally recognized hospitality expertise alongside premium residential development positions Habitat Premium as a next-generation coastal destination with strong tourism and asset growth fundamentals.



## Tourism-driven operational strategy

A destination-focused model designed to support tourism demand, rental performance, and long-term asset value growth.



## Strong destination positioning in North Cyprus

Located in one of North Cyprus' most prestigious coastal regions, Habitat Premium offers strong tourism appeal and long-term growth potential.



+70

# Domestic and International Online Rental Platform

tb

tatilbudur.com

tatisepeti

-hotelbeds

odamax

Booking.com

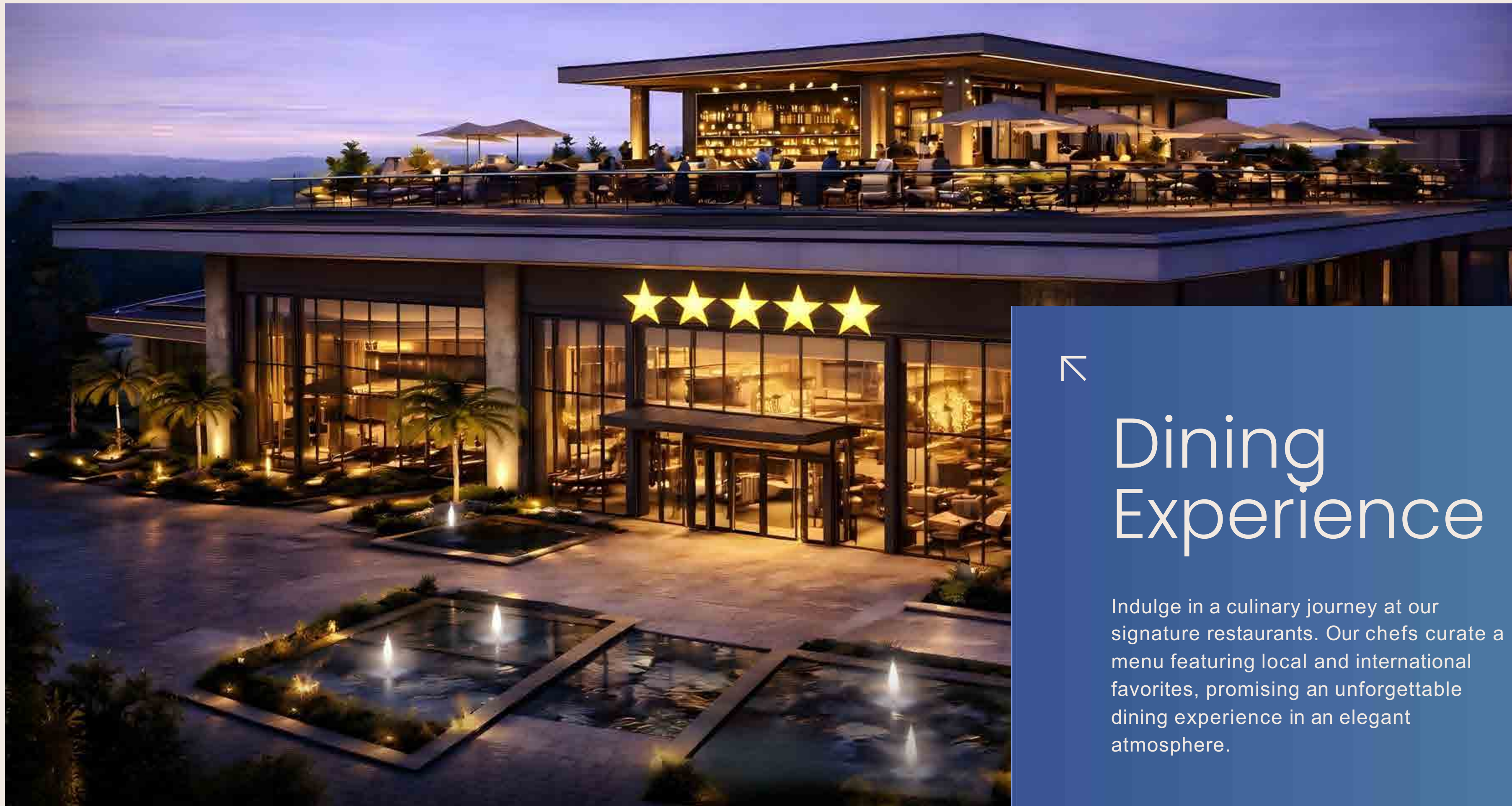
axpadia group™

agoda



**15 years** rental management guarantee

from **Arkin Group** and **Dedeman** 2 lead hotel chains and tourism company



# Dining Experience

Indulge in a culinary journey at our signature restaurants. Our chefs curate a menu featuring local and international favorites, promising an unforgettable dining experience in an elegant atmosphere.

# World-Class Facilities



↖ Wellness Center



From luxurious suites to state-of-the-art meeting rooms, our facilities are designed to meet the needs of every guest. Enjoy our wellness center, fine dining, infinity pool, and seamless business amenities.

↖ Pools



# PRIVATE SCHOOL

A modern educational campus within Habitat, designed to accommodate up to 750 students from ages 6 to 18. The school offers a complete academic environment combining international standards, modern facilities, and a nature-integrated lifestyle experience for families living within the community.

An integrated international school within Habitat provides families with the convenience of premium education just minutes from home, creating a secure, community-focused lifestyle for residents.





## Hiking & Nature Trails

For those who love to connect with nature, our guided hiking trails take you through lush landscapes, offering spectacular views of mountains, forests, and serene lakes.



## Water Sports

Dive into exciting water activities such as snorkeling, kayaking, paddleboarding, and jet skiing. Explore the crystal-clear waters and vibrant marine life right at your doorstep.



## Yoga & Wellness

Start your day with sunrise yoga on the beach or participate in relaxing meditation sessions. Our wellness programs are designed to rejuvenate both body and mind.



**Habitat Premium features a residential and commercial product mix designed to serve both investment-driven and lifestyle-focused buyers.**

Unit Type	Quantity
Studio Garden – F Type	324
1+1 Loft – F Type	648
1-Bedroom Garden – F Type	216
1-Bedroom Garden – E Type	36
1-Bedroom Penthouse – E Type	36
2-Bedroom Garden – D Type	20
3-Bedroom Duplex Loft – D Type	20
2-Bedroom Garden – C Type	36
3-Bedroom Duplex Loft – C Type	36
Bungalows	15
Commercial Shops	46

# Operational & Hospitality Services

Supported by over 350 professionals across 34 operational departments, ensuring seamless service management, resident support, and premium hospitality standards throughout the development.



## After-Sales & Key Delivery

Professional support throughout the final purchase process and seamless key handover upon completion.



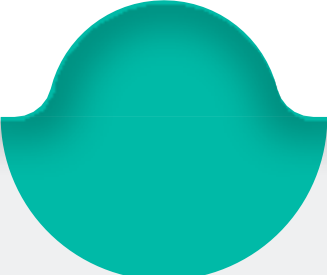
## Transportation & Rent a Car

Private transportation and rent-a-car services providing convenient mobility and seamless airport connectivity for residents and guests.



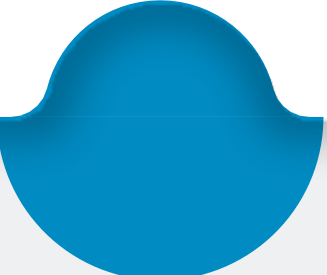
## Rental Management

Professional rental management services designed to maximize occupancy, operational efficiency, and long-term investment returns.



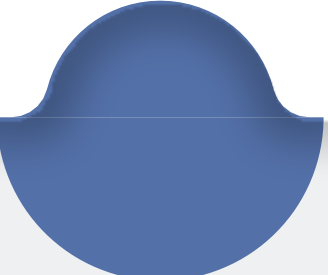
## Housekeeping

Professional housekeeping services ensuring comfort, cleanliness, and hospitality standards throughout the residence experience.



## Maintenance

Dedicated maintenance services ensuring the efficient operation, upkeep, and long-term quality of the development.



# Closing Summary

Habitat Premium Hotel & Residence represents a unique opportunity to invest in one of Northern Cyprus' most ambitious coastal developments, strategically positioned between the Mediterranean Sea and the green mountain range of the Kyrenia coastline.

Developed in partnership with leading hotel and tourism operators, together with Miles & Smiles by Turkish Airlines, the project combines international hospitality standards, premium lifestyle facilities, and professionally managed rental operations within a modern mini-city concept.

Designed to deliver both lifestyle excellence and financial performance, Habitat Premium offers investors a compelling balance of recurring rental income, long-term capital appreciation, and strong exit potential.

- **ROI: Up to 8.91% Rental Income**
- **CAP Rate: Approximately 8%**
- **IRR: Above European Investment Standards (15%+)**
- **NPV: Strong Positive Value Creation**
- **Capital Growth Potential: Up to 28%**
- **Exit Strategy Potential: Up to 28% Appreciation**
- **Investment Profile: High Yield • Strong Growth • Long-Term Value Creation**

A destination designed for exceptional living, sustainable growth, and long-term value creation.

# Evergreen Development Group

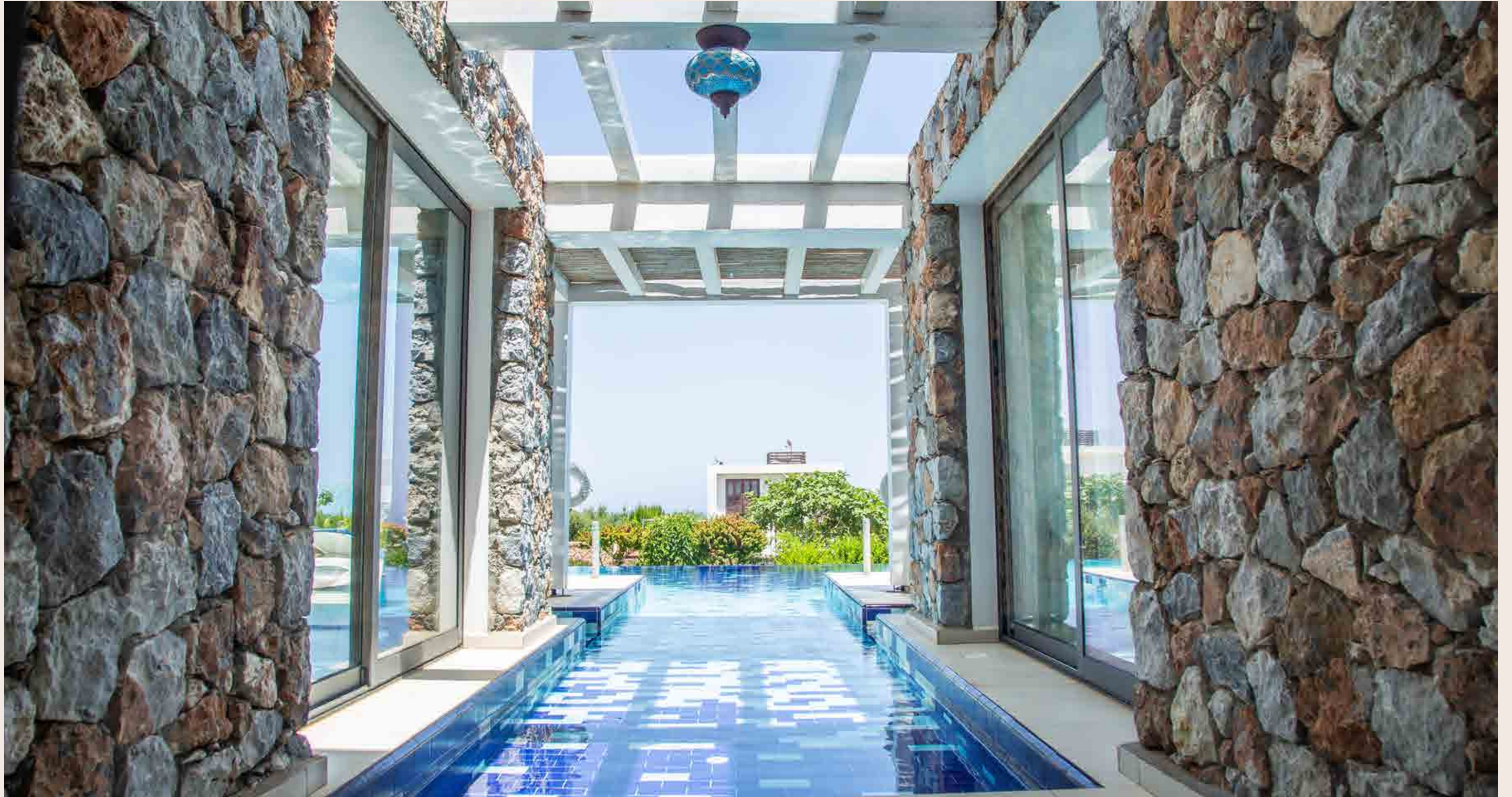


# Evergreen Development Group



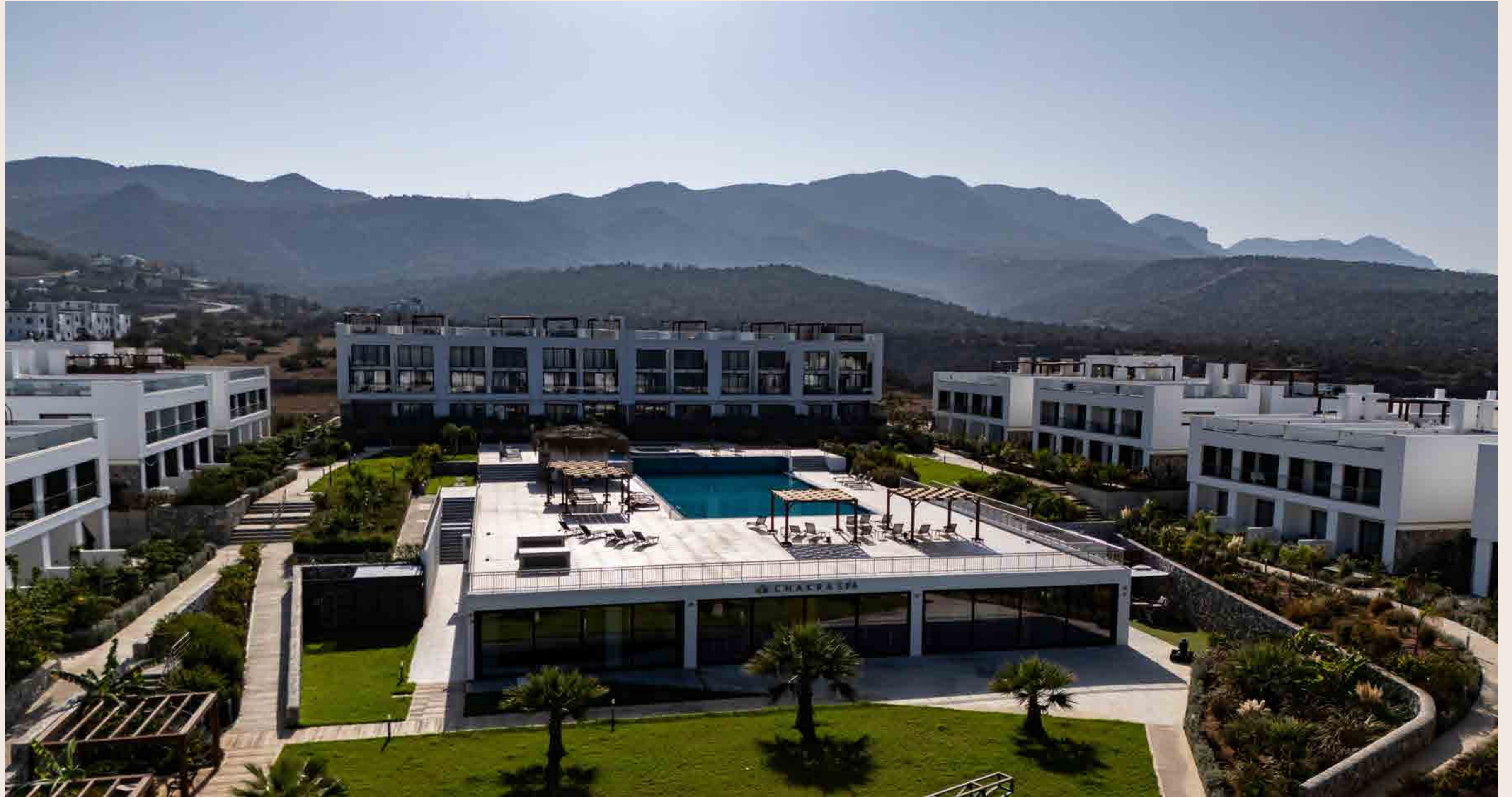
More than 23 years of development experience in North Cyprus, with over 40 completed projects and 5,000+ satisfied clients.



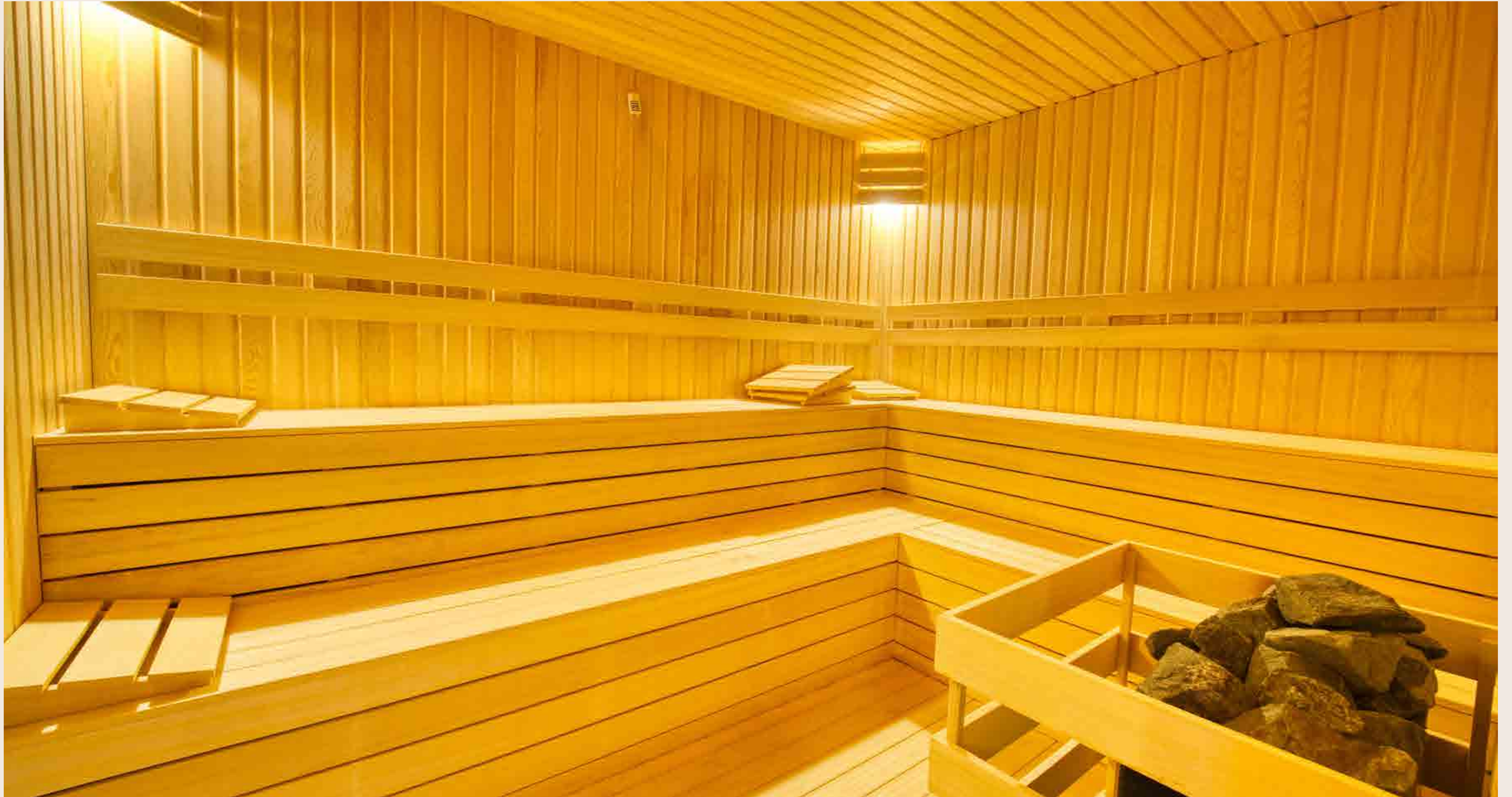




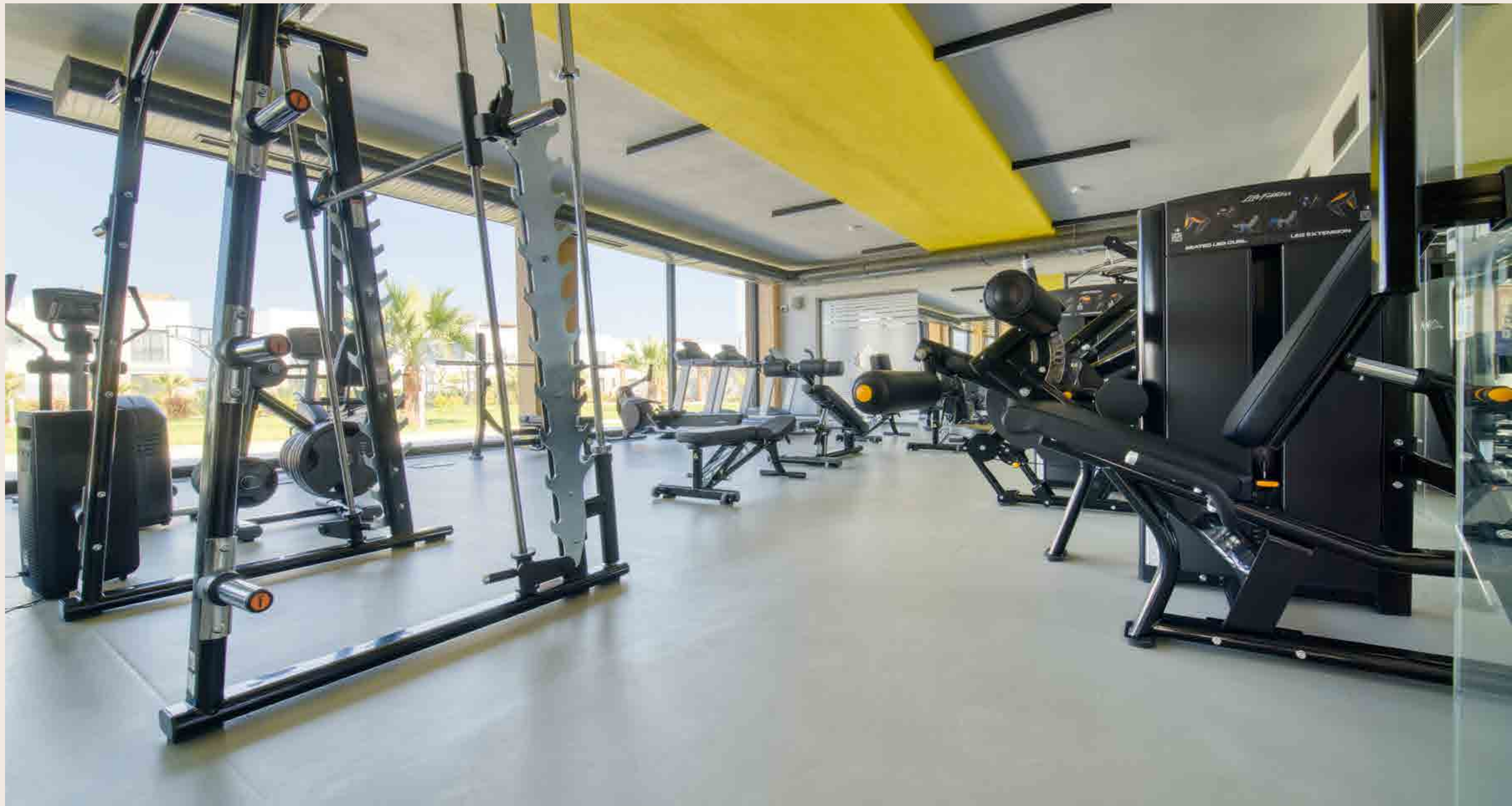


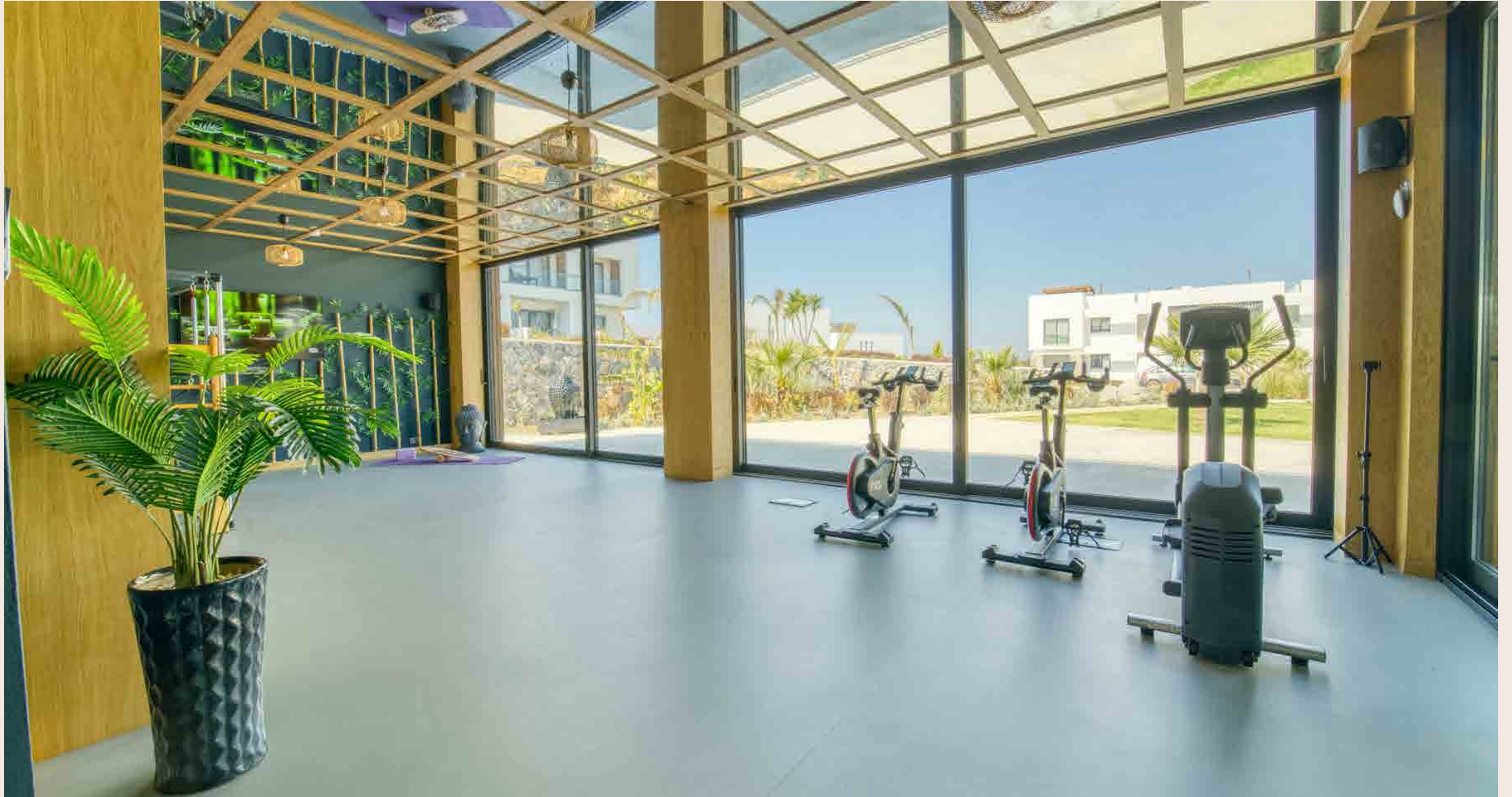




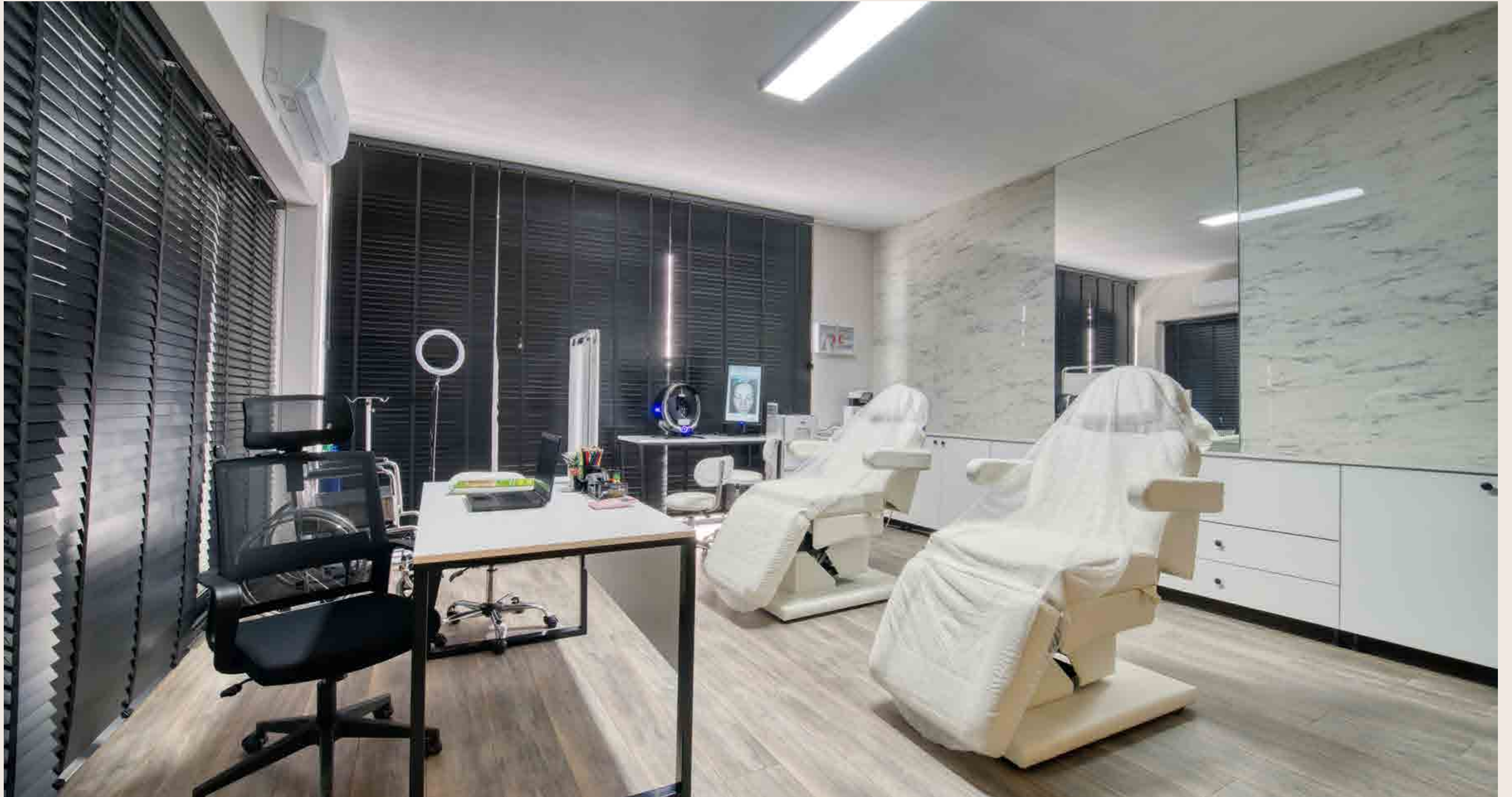


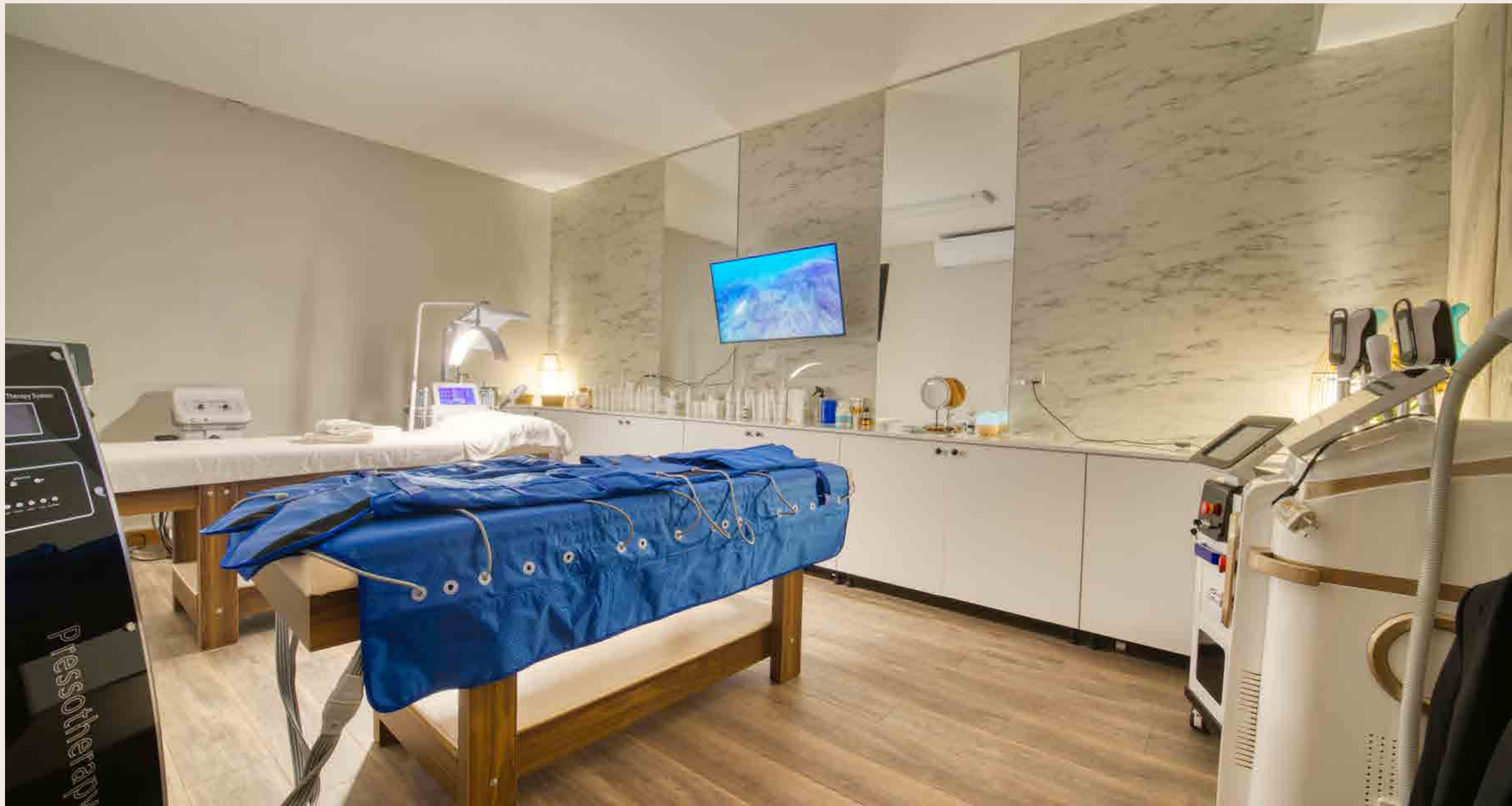




























# EVERGREEN HABITAT & WELLNESS

## Institutional Investment Memorandum

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**Prepared from the original 44-page investment framework.** This version is structured for institutional investors while preserving the core financial assumptions, formulas, and investment narrative.

### 1. Executive Summary

Ever Green Habitat & Wellness is positioned as a Mediterranean wellness hospitality investment ecosystem in Northern Cyprus. The project combines residential development, hospitality operations, wellness infrastructure, managed rental systems, and recurring income streams within a single integrated platform.

#### Key Metrics

- Total Units: 1,443
- Total Revenue: £246M
- Total Cost: £130M
- Estimated Development Profit: £116M
- Estimated ROI: 89.2%
- Estimated IRR: 34%
- Estimated NPV: £13.8M

## 2. Investment Highlights

The project is designed as a branded wellness residence ecosystem supported by hospitality operations, recurring income models, and long-term asset appreciation potential. The investment thesis focuses on a combination of capital growth, passive income opportunities, and wellness-driven lifestyle demand.

## 3. Market Opportunity

Northern Cyprus benefits from Mediterranean lifestyle appeal, growing tourism activity, international buyer interest, and comparatively attractive entry pricing. Wellness tourism, retirement migration, and hospitality-backed residential products represent the primary growth drivers.

## 4. Project Overview

The development integrates residential units, wellness facilities, hospitality services, rental management infrastructure, and membership-based recurring revenue systems. Strategic positioning targets UK retirees, GCC investors, family offices, and international lifestyle investors.

## 5. Financial Framework

Core Financial Formulas

IRR:

$$NPV = \sum(CF_t / (1+r)^t) = 0$$

ROI:

$$ROI = (\text{Net Profit} / \text{Total Investment}) \times 100$$

NPV:

$$NPV = \sum(CF_t / (1+r)^t) - \text{Initial Investment}$$

#### Financial Assumptions

- Revenue: £246M
- Cost: £130M
- Profit: £116M
- IRR  $\approx$  34%
- NPV  $\approx$  £13.8M
- ROI  $\approx$  89.2%

### **6. Revenue Ecosystem**

Revenue sources include residential sales, rental management, wellness memberships, service charges, hospitality participation income, spa programs, longevity services, concierge offerings, and other recurring operational activities.

### **7. Rental Yield & Income Model**

Illustrative institutional scenario:

Average Unit Price: £170,000

Annual Net Rental Income: £13,600

Projected Yield: 8%

Projected ecosystem rental revenues may reach £17M–£26M annually depending on occupancy, ADR, and operational performance assumptions.

## 8. Exit Valuation Framework

Core Formula:

Asset Value = NOI / Cap Rate

Illustrative Scenario:

NOI = £15M

Cap Rate = 8%

Estimated Stabilized Asset Value = £187.5M

The long-term value proposition extends beyond development profit and is driven by stabilized operating income.

## 9. Investor Strategy

Target investor groups:

- Dubai Investors
- GCC Funds
- London Family Offices
- Hospitality Investors
- High-Net-Worth Individuals

Communication should be adapted to investor psychology, emphasizing passive income, capital preservation, wellness positioning, and long-term appreciation.

## **10. Risk & Sensitivity Analysis**

Stress-testing assumptions include:

- Construction Cost Increase
- Revenue Decline
- Currency Fluctuations
- Slower Sales Velocity

Even under moderate downside scenarios, the project remains positioned as a potentially attractive institutional-grade opportunity based on the original model assumptions.

## **11. Strategic Positioning**

Recommended positioning:

'Invest in Wellness. Live the Mediterranean.'

The project should be presented as a wellness-driven branded residence ecosystem rather than a traditional real estate development.

## **12. Conclusion**

Ever Green Habitat & Wellness combines residential development, hospitality operations, wellness infrastructure, and recurring income mechanisms into a single investment platform. Subject to verification of assumptions and operational execution, the project demonstrates characteristics associated with institutional-grade mixed-use hospitality assets.

# EVERGREEN HABITAT & WELLNESS

## Institutional Investor Memorandum

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### **Professional Investor Edition**

This document restructures the original investment framework into a concise institutional memorandum while preserving the core financial assumptions, formulas and investment logic.

### **Executive Summary**

Executive Summary – Strategic Discussion 1. Ever Green Habitat & Wellness is positioned as a Mediterranean wellness hospitality ecosystem combining residential ownership, hospitality services, wellness infrastructure, rental management and recurring income streams. The investment thesis is based on long-term capital appreciation, passive income generation, branded residence positioning, operational sustainability and institutional-grade asset management. Target markets include UK retirees, GCC investors, family offices, hospitality investors and international lifestyle buyers. The project seeks to differentiate itself from conventional real estate through integrated wellness, hospitality and recurring revenue components.

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### **Northern Cyprus Market Opportunity**

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## **Wellness Economy & Global Trends**

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## **Masterplan & Unit Ecosystem**

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## Hospitality Operations Model

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## Financial Framework

### Core Metrics:

- Total Units: 1,443
- Revenue: £246M
- Cost: £130M
- Estimated Development Profit: £116M
- Estimated ROI: 89.2%
- Estimated IRR: 34%
- Estimated NPV: £13.8M

### Core Formulas:

$$\text{IRR: } NPV = \sum(CF_t / (1+r)^t) = 0$$

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## ROI Analysis

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## Rental Yield Model

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## **Cash Flow Projections**

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## **Dubai & GCC Strategy**

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## Exit Valuation Model

Core Metrics:

- Total Units: 1,443
- Revenue: £246M
- Cost: £130M
- Estimated Development Profit: £116M
- Estimated ROI: 89.2%
- Estimated IRR: 34%
- Estimated NPV: £13.8M

Core Formulas:

$$\text{IRR: NPV} = \sum(\text{CF}_t / (1+r)^t) = 0$$

$$\text{ROI} = (\text{Net Profit} / \text{Total Investment}) \times 100$$

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## Risk Management Framework

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## **Conclusion**

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# HABITAT

YOUR HOLISTIC PARADISE

AR ARKIN  
RESIDENCES

EG  
evergreen  
developments group

DEDEMAN  
HOSPITALITY

TURKISH AIRLINES  
Miles&Smiles

THANK YOU