

NORTHERN CYPRUS

Carrington
LUXURY VILLAS & APARTMENTS GROUP

KYRENIA OLD HARBOUR



KYRENIA BELLAPAI MONASTERY



FAMAGUSTA
APOSTOLOS ANDREAS MONASTERY



FAMAGUSTA
KARPAZ GOLDEN BEACH



MOST BEAUTIFUL NATURE OF THE ISLAND

Sea and 5 Finger Mountains
views from each project

One and only international
golf course of the TRNC

Esentepe area is protected land,
only 2 stories allowed

High ROI Values



30 YEAR
ANNIVERSARY
THE LUXURIOUS LIFESTYLE

NORTH CYPRUS INTERNATIONAL AIRPORT



20,000 sqm sitting on grounds of 7.8 million sqm
OPENED ON JULY 2023



INTERNATIONAL EDUCATION NORTH CYPRUS

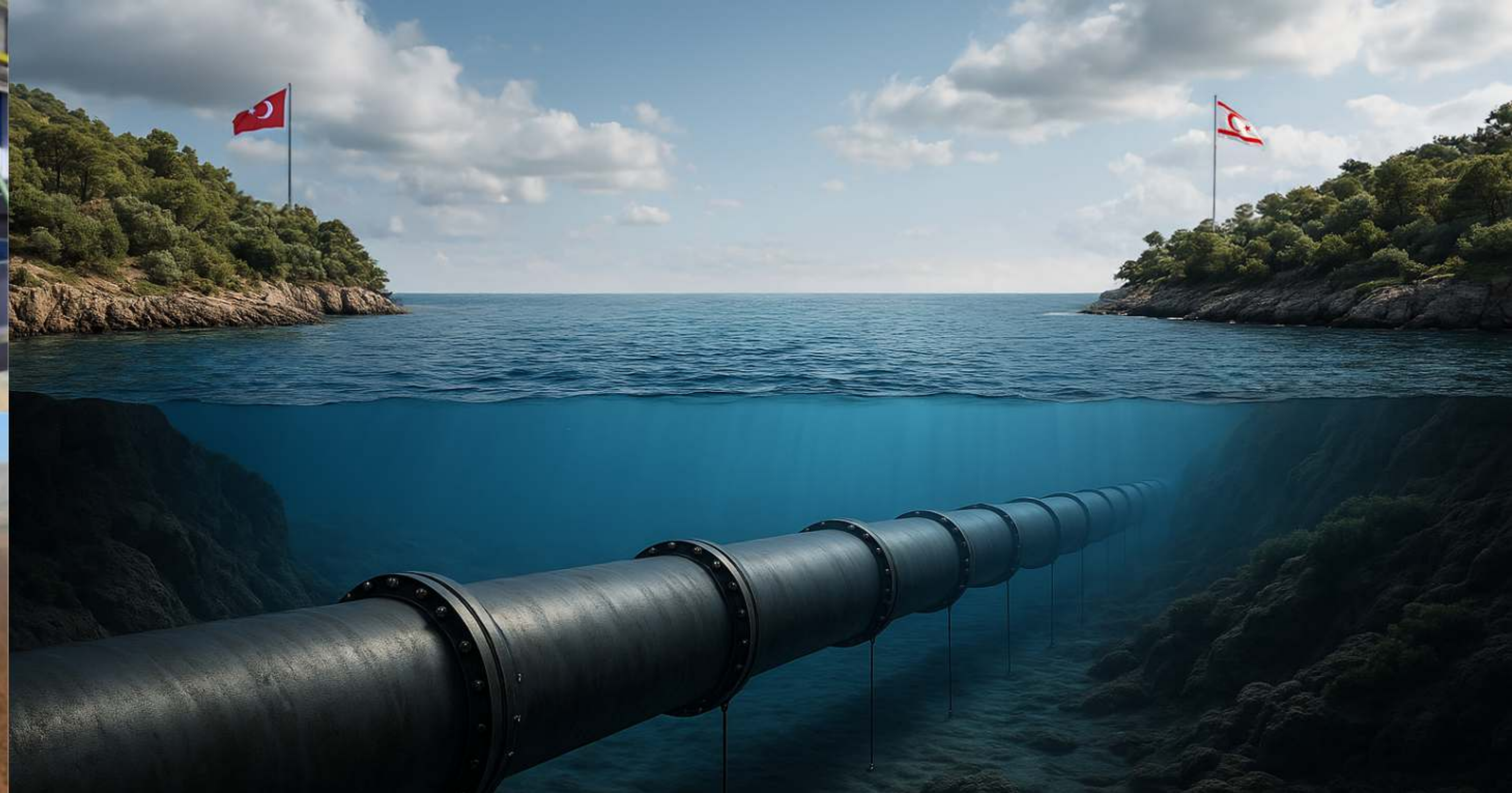
More than 27 International Universities with
125,000 plus students from more than
140 countries!



HOSPITAL & HEALTHCARE

Every year, more than 50,000 foreign patients fly into North Cyprus for affordable and high-quality healthcare.

GENERAL SURGERY • IVF TREATMENT • DENTAL PROCEDURE • PHYSICAL THERAPY • COSMETIC SURGERIES • HAIR TRANSPLANT



FRESH WATER PIPE LINE

Fresh water to whole island for 50 years • 37 million m³ irrigation / year

Forbes®

www.forbes.com



Northern Cyprus is a region and de facto state of the Republic of Cyprus, an island nation in the eastern Mediterranean Sea. It's known for its long, sandy shores, abundant sunshine, excellent cuisine, and friendly locals.

Historical tensions between the north and south of Cyprus have meant that, until recently, tourism and development have been focused on the south. Today, relations are relaxed, and it's business as usual on both sides of the border.

This creates an opportunity for real estate investors and people looking to buy a home abroad because prices are more affordable in Northern Cyprus, and it's headed towards a tourism boom. New hotels are opening, as well as casinos, golf courses, and luxury marinas, as the world catches on to its appeal.

Forbes®

www.forbes.com

Best beachfront buys for
2021 Northern Cyprus
Ranked #1



#2: SANTA MARTA, COLOMBIA
#3 FORTALEZA BRAZI
#4 MAZATLAN MEXICO
#5 AMBERGRIS CAYE, BELIZE

"the best of the mediterranean at a
Fraction the cost of living the med life
Elsewhere. Northern cyprus is also a safe,
Welcoming destination with developed tourism
Infrasture, including clubs, casinos and
luxury hotels, All more affordable that their counter
parts in france or italy."

Forbes Magazine
Kathleen Peddicord

Live and Invest OVERSEAS

Our Expertise Unlocks The World

The World's Best Places to Retire
2022 North Cyprus
Ranked #4



- Northern Cyprus is poised to be Europe's next big vacation hot spot.
- The local currency is the Turkish Lira, so the currency exchange works in your favor.
- Year-round sunshine, pristine beaches, and clear-blue waters.
- The expat community is large and welcoming, the culture rich, the crime rates low.
- Low-priced property investment opportunities, new apartments in modern complexes with amenities



SPARKLING BEACHES

Cyprus has RANKED #1 for cleanest waters in the EU

Report issued by the European Environment Agency (EEA) that examined the water quality at 22,276 bathing sites across the 27 European Union nations plus Albania, Switzerland, and the U.K., the island nation of Cyprus came out with a perfect score of 100%, earning it top honors for having the highest quality standard of swimming waters that were tested between May 1 and Oct. 31 of 2020. In fact, of the 212 swimming sites in the country, every single one of them earned an "excellent" ranking.



ACTIVE CIRCULATING CURRENCIES

Currencies that are widely accepted all around North Cyprus
for stores, markets, shopping centers and services.



UK INFLUENCE ON NORTH CYPRUS

Driving on
The Left Side

Three-pin plugs
same as UK

Based on the
English
common law
from 1959
And has been
integrated into
TRNC
law since then



FESTIVALS OF NORTH CYPRUS

CULTURE FESTIVAL • JAZZ FESTIVAL • DANCE FESTIVAL
STRAWBERRY FESTIVAL • OLIVE FESTIVAL • HALLOUMI FESTIVAL



TRADITIONAL CUISINE

KEBAB • KLEFTIKO • KOFTE
LAHMACUN • MEZE YALANCI • DOLMA



NIGHT LIFE



ACTIVITIES

PARAGLIDING • GO CARTING • HUNTING
FISHING • CAMPING • PAINTBALL



HORSE BACK RIDING



SKIING IN TRODOS MOUNTAINS



KYRENIA ATTRACTIONS

KYRENIA HARBOR • KYRENIA CASTLE • BELLAPAIS MONASTERY
KARMI VILLAGE • BOAT TRIPS • WEDNESDAY MARKET



NICOSIA ATTRACTIONS

ARABAHMET STREET • BUYUK HAN • OLD BAZAAR
SELIMIYE MOSQUE • OLD CITY



KARPAZ ATTRACTIONS

KARPAZ GOLDEN BEACH • WILD DONKEYS • APOSTOLOS ANDREAS MONASTERY
KARPAZ GATE MARINA • SALAMIS RUINS



ESENTEPE ATTRACTIONS

MOUNTAIN BIKING • MOUNTAIN HIKING
SCUBA LESSONS



ESENTEPE ATTRACTIONS

ACAPULCO HOTEL - RESORT & CASINO • ELEXUS HOTEL & CASINO

Aquapark. beach, pools & kids club

WORLD CLASS GOLF RESORT



RANKED 42ND
GLOBALLY



2021
RANKED # 1
IN EUROPE

ALAGADI TURTLE BEACH



PROTECTED AREA & SPECIES

COUNTRIES OF OUR CLIENTS



TURKIYE



ENGLAND



RUSSIA



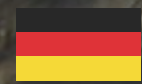
BELARUS



UKRAINE



IRAN



GERMAN



SWEDEN



LITHUANIA



DENMARK



NORWAY



ICELAND



DELGIUM



KAZAKHSTAN



USA



CANADA



ISRAEL



HUNGARY

COUNTRIES OF OUR CLIENTS

Countries of our clients Foreign investment is steadily increasing throughout North Cyprus, especially hot spots such as Kyrenia and Esentepe area.

30 YEAR
ANNIVERSARY
THE LUXURIOUS LIFESTYLE

WHY INVEST IN NORTH CYPRUS?

RESIDENCE PERMIT

Obtaining a residence permit is fairly easy as a North Cyprus home owner.

BANK ACCOUNT

Private banking with strict client confidentiality.

ROI

Higher yielding return on investment compared to Europe and UK

TAX RATE

Low tax rate for property investment.

CAPITAL GAINS

Carrington off-plan projects have gained a minimum of 55% once completed

PRICES

Very low living costs and property prices are significantly lower than eurozone.

CRYPTO LAWS

Free to buy, sell and exchange, purchase property & cars.

UN-SPOILT NATURE

Cleanest sand and sea, heavy government regulation for natural protection.

CLIMATE

Average 340 days of sun with warm winters.

LOW CRIME RATE

One of the safest countries in the world, friendly and private population.

TOURISM

Increasing tourism (holiday, health, education, retirement).

AGRICULTURE

Organic fruits and food.



SERVICES

Carrington Group offers comprehensive services in North Cyprus, including property management, interior design, property maintenance, swimming pool maintenance, legal and financial advice, and investment consultancy. They ensure customer satisfaction with high-quality villas and apartments and award-winning projects that feature luxury amenities.

PROPERTY MANAGEMENT

“A peace of mind that your investment is being cared for correctly by a professional company.”

PROPERTY MAINTENANCE

Your Dream Home,
Our Expertise.”

GARDEN & SWIMMING POOL MAINTENANCE

"Crystal Clear Pools,
Carefree Ownership.”

HOLIDAY RENTALS

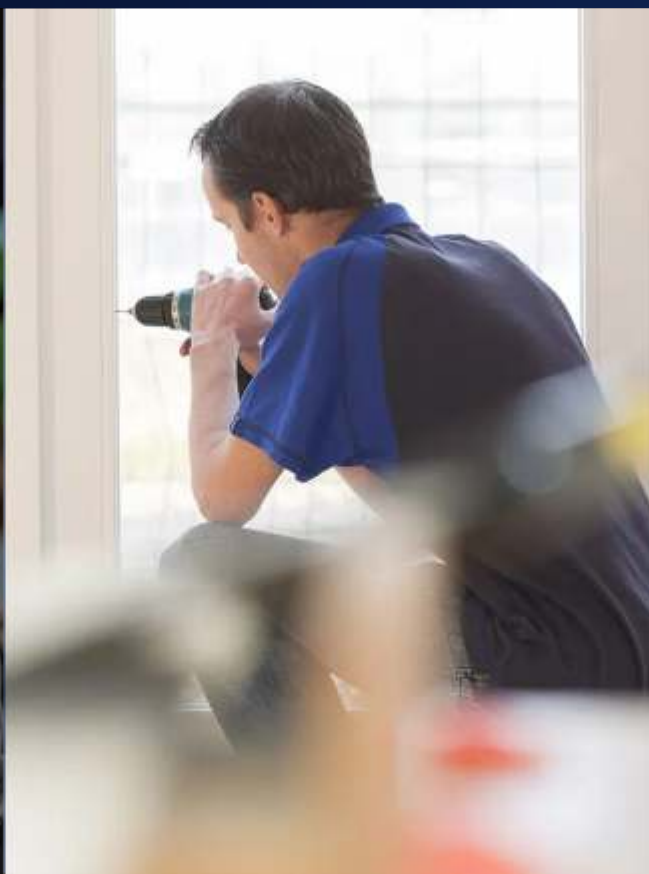
"Where Luxury
Meets Unforgettable
Experiences.”

AIRPORT TRANSFERS

"Your Reliable Journey
Partner in Cyprus.”

SPA & FITNESS CENTER

We're Experienced
Spa & Beauty Experts



RENTAL MANAGEMENT

- Advertising and search for clients in the major channels like Booking.com
- Providing to rental guests with towels, linen
- Key Holding
- Check-in and Check-Out
- Taking Deposit
- Cleaning Before and After
- Laundry
- Welcome Packs
- Creates Inventory List
- Airport Transfers





Room Calendar

4.3.2020



3

7

14

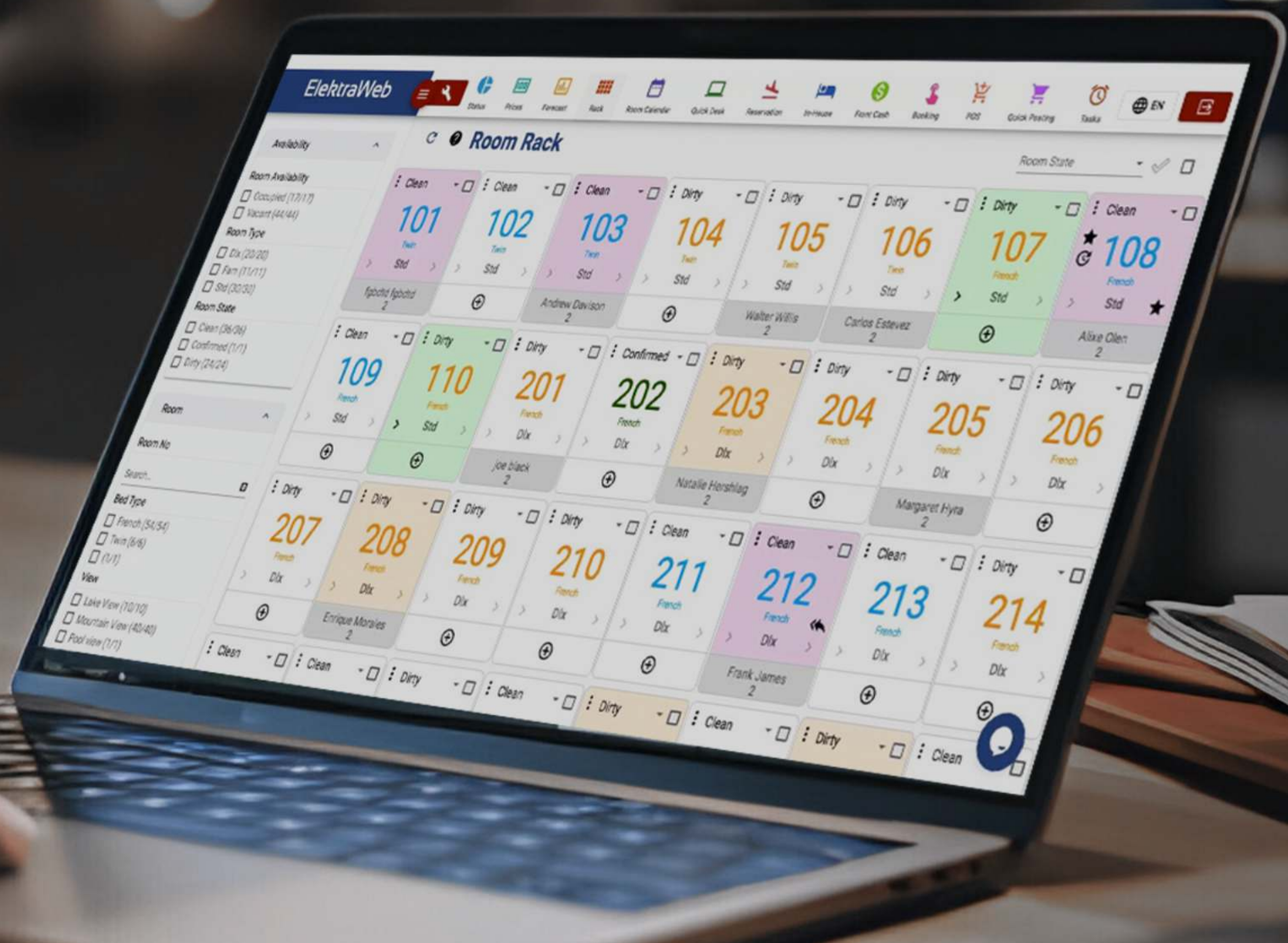
21

30



Forecast

Oda No ↑	Tipi ↑	Durum	March 2020																	
			4 th	5 th	6 th	7 th	8 th	9 th	10 th	11 th	12 th	13 th	14 th	15 th	16 th	17 th	18 th	19 th	20 th	21 st
▼ Standard (10)																				
101	Standard	Dirty							Elisabeth Giovanna 2+0+0+0			Samantha Li 2+0+0+0								
102	Standard	Dirty	Thomas O'Connor Thomas O'Connor 2+0+0+0						Laura Margaret 2+0+0+0											
103	Standard	Dirty	nes O'Kelly 2+0+0+0						Anderson Li 2+0+0+0			Katie Laura 2+0+0+0								
104	Standard	Clean				Alexander Joseph 2+0+0+0						Georgia Karen 2+0+0+0								
105	Standard	Dirty	Camellia Daphe 2+0+0+0						Diana Eleanor 2+0+0+0											
106	Standard	Dirty	2+0+0+0			Adriana Brooke			Sophie Tracy 2+0+0+0						Paige Penelope 2+0+0+0					
107	Standard	Dirty	Charlie Kyle 2+0+0+0						Brynn Cadence						Emma Mary 2+0+0+0					
108	Standard	Dirty	Isabella Victoria Isabella Victoria 2+0+0+0						Cara Daisy 2+0+0+0											
109	Standard	Dirty				Nadia Octavia 2+0+0+0						Martin Anderson 2+0+0+0								
110	Standard	Dirty	icia Lee 2+0+0+0									Agatha Kate 2+0+0+0								
▼ Suite Room (10)																				
201	Suite Room	Dirty	2+0+0+0			Zoe Xenia 2+0+0+0						Abigail Margaret 2+0+0+0								
202	Suite Room	Dirty	Isabel Jackeline			Roy Taylor 2+0+0+0						Charlotte Sarah 2+0+0+0								
203	Suite Room	Dirty	0+0+0			Williams O'Sullivan Williams O'Sullivan 2+0+0+0			Amy Addison 2+0+0+0											
204	Suite Room	Dirty	Roberts O'Neill 2+0+0+0									Charlotte Wilson 2+0+0+0			Rayna Robyn 2+0+0+0					
205	Suite Room	Clean	2+0+0+0			Rose Sierra 2+0+0+0						Johnson Smith 2+0+0+0								
206	Suite Room	Dirty				Ava Brown 2+0+0+0			Germaine Heather 2+0+0+0											
207	Suite Room	Clean	2+0+0+0			Tremblay Morton 2+0+0+0						Sophie Singh 2+0+0+0								
208	Suite Room	Dirty	2+0+0+0						Jennifer Fiona 2+0+0+0			Wilson Anderson 2+0+0+0								
209	Suite Room	Dirty	2+0+0+0			Jones O'Kelly 2+0+0+0						Rose Sarahi 2+0+0+0								



ElektraWeb



Room Rack

Room State



Availability

Room Availability

☐ Occupied (17/17)

☐ Vacant (44/44)

Room Type

☐ Dlx (20/20)

☐ Fam (11/11)

☐ Std (30/30)

Room State

☐ Clean (36/36)

☐ Confirmed (1/1)

☐ Dirty (24/24)

Room

Room No

Search...

Bed Type

☐ French (54/54)

☐ Twin (6/6)

☐ (1/1)

View

☐ Lake View (10/10)

☐ Mountain View (40/40)

☐ Pool view (1/1)

Clean

-

Clean

-

Clean

-

Dirty

-

Dirty

-

Dirty

-

Dirty

-

Dirty

-

Clean

-

Clean

-

101

Twin

Std

>

>

fgbdt fgbdt 2

+

102

Twin

Std

>

>

Andrew Davison 2

+

103

Twin

Std

>

>

Walter Willis 2

+

104

Twin

Std

>

>

Walter Willis 2

+

105

Twin

Std

>

>

Carlos Estevez 2

+

106

Twin

Std

>

>

Carlos Estevez 2

+

107

French

Std

>

>

Alice Olsen 2

+

108

French

Std

>

>

Alice Olsen 2

+

Clean

-

Dirty

-

Dirty

-

Confirmed

-

Dirty

-

Dirty

-

Dirty

-

Dirty

-

Dirty

-

Dirty

-

Dirty

-

109

French

Std

>

>

Joe Black 2

+

110

French

Std

>

>

Joe Black 2

+

201

French

Dlx

>

>

Joe Black 2

+

202

French

Dlx

>

>

Natalie Herschlag 2

+

203

French

Dlx

>

>

Natalie Herschlag 2

+

204

French

Dlx

>

>

Margaret Hyra 2

+

205

French

Dlx

>

>

Margaret Hyra 2

+

206

French

Dlx

>

>

Margaret Hyra 2

+

Dirty

-

Dirty

-

Dirty

-

Dirty

-

Clean

-

Clean

-

Clean

-

Clean

-

Dirty

-

Dirty

-

Dirty

-

207

French

Dlx

>

>

Enrique Morales 2

+

208

French

Dlx

>

>

Enrique Morales 2

+

209

French

Dlx

>

>

Enrique Morales 2

+

210

French

Dlx

>

>

Frank James 2

+

211

French

Dlx

>

>

Frank James 2

+

212

French

Dlx

>

>

Frank James 2

+

213

French

Dlx

>

>

Frank James 2

+

214

French

Dlx

>

>

Frank James 2

+

REAL CAPITAL GAINS EXAMPLES FROM OUR PROJECTS

SEA MAGIC ROYAL

(2 Bedroom Apartment)

OFF PLAN PRICE 119,950 GBP

LAST SALES PRICE: 329,950 GBP

POSEIDON

(3 Bedroom Penthouse)

OFF PLAN PRICE 129,950 GBP

LAST SALES PRICE: 329,950 GBP

ATLANTIS

(1 Bedroom Penthouse)

OFF PLAN PRICE 99,950 GBP

LAST SALES PRICE: 269,950 GBP





HOW IS THIS GROWTH POSSIBLE?

BEST LOCATION

Land selection is top priority

BEST PROJECTS

Unique architecture and
site landscaping

BEST FINISHING

High quality finish

BEST AGRICULTURE

Greenest land in
North Cyprus

BEST SERVICES

Customer satisfaction
guaranteed

BEST AMENITIES

5 star hotel quality

KORENIUM GOLF CLUB

Close to international
golf course

TURTLE BEACH

Close to attractive beaches

BEST AREA

Protected land, maximum
two stories

HIGH RENTAL INCOMES

Best values of the island

TAXES

TAXES STAMP DUTY

0.5% of the contract price. Payable within 21 days of signing your contract.

V.A.T (K.D.V)

Payable only on new properties, 5% of the contract price, payable after completion of the property.

TITLE TRANSFER TAX

Based on the sales price for property purchase. Payable at the time of the title transfer, after key handover, into the name of the purchaser.
landscaping



WHY CARRINGTON GROUP?

- Experience of 30 years
- Award-winning company and projects
- Developer & Construction company
- Original Cypriot family business
- Trusted company
- Completion on time
- On-time title deed delivery
- More than 15 successful completed projects
- Exclusive unique projects
- High quality finishing and material
- Financial strengthNo surprise costs
- Full-service company
- Reputation of successful projects
- Qualified staff
- Clients care and satisfaction

30 YEAR
ANNIVERSARY
THE LUXURIOUS LIFESTYLE

