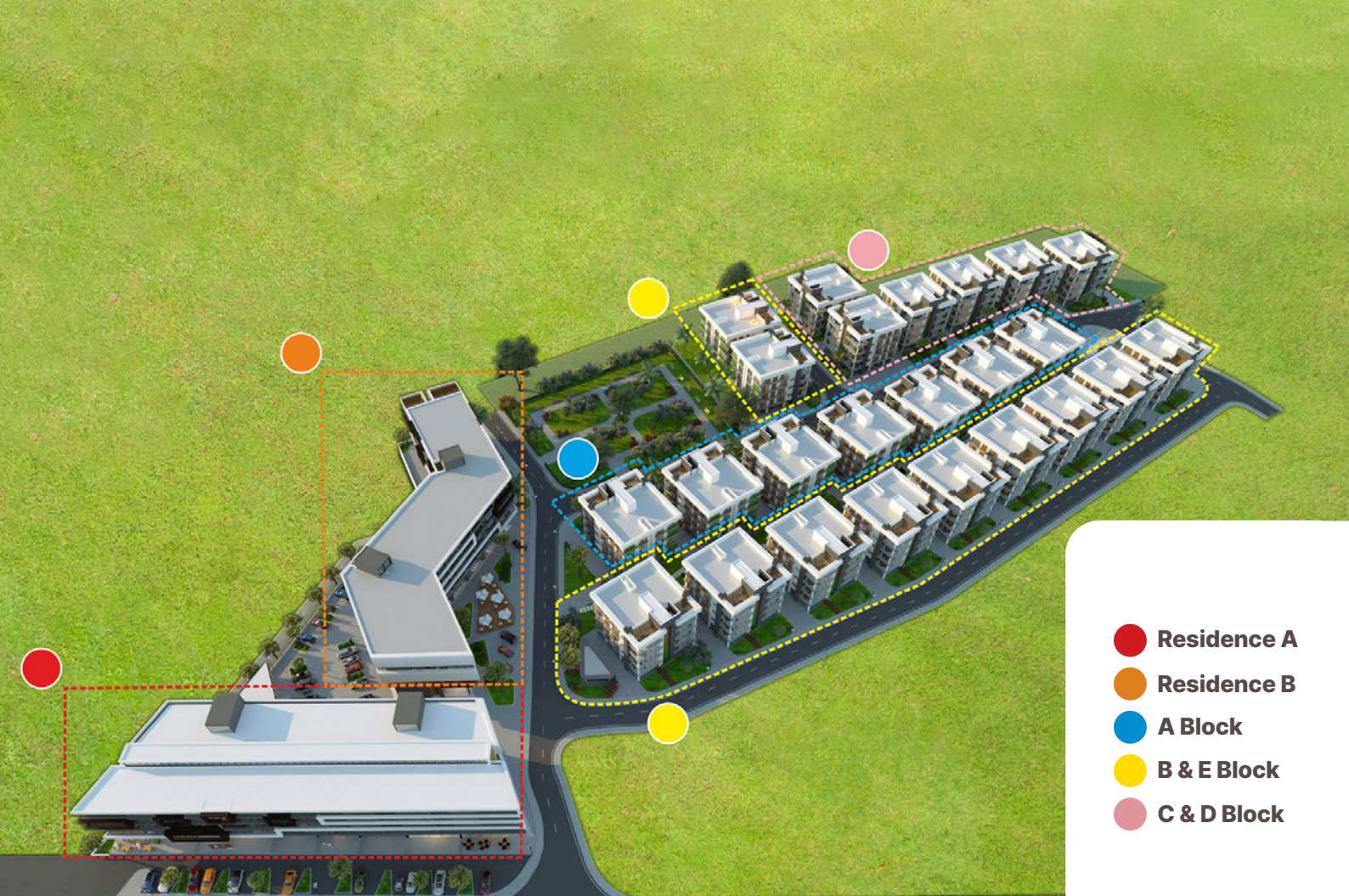




INTENSE NICOSIA

Information Booklet





The New Center of Capital Nicosia In the Heart of the Mediterranean, North Cyprus!

In the capital of Northern Cyprus, Nicosia, a truly unique project: Intense Nicosia. The project, spread over a large area of 35,000 m² (376.000 sq ft), offers a once-in-a-lifetime opportunity for investors with its location, surroundings, construction quality, and future prospects.

The entire construction process is completed and ready for delivery, including over 300 residences and apartment-style homes, as well as 21 shops and the largest gym in the island with 3,500 square meters (37,660 sq ft). The project also features urban green spaces, children's parks, restaurants, cafes, hair transplant centers, aesthetic surgery centers, dental clinics, and many private doctor clinics.

At Intense Nicosia, where life has already begun, sales of over 200 residences have been completed and title deeds have been transferred. Investment opportunities continue for the last 80 homes in the project.

The project, unmatched in Nicosia in terms of facilities and quality, is progressing as the most important point and business center in Nicosia in terms of location.

Location and Environment



Neighboring the new Presidential Palace and TRNC Parliament Building

The new Presidential and Parliamentary Complex, announced in 2021 to be built with the support of the Republic of Turkey, is within walking distance right across from Intense Nicosia. The tender processes were completed in 2022 for the new Presidential Complex and construction began. The foundations of the Complex have been laid and the construction process continues at full speed.

The new Presidential complex is expected to be completed and operational within 18 months, while the Parliament building is expected to be completed within 24 months.

IMPORTANCE

Intense Nicosia project's proximity to the new Presidential and Parliamentary Complex makes it a convenient point for many visitors, journalists, lawyers, accountants, staff, civil servants, and bureaucrats who will move their work to this area.

The project's structure, the quality of the houses, and the construction materials used within them make it unique in Nicosia and a standard-setter in Northern Cyprus, offering a great opportunity for both value appreciation and rental income once the new Complex is completed.

Location and Environment




100 meters


1 min


1 min

The Best Sports, Culture, and Lifestyle Park; The Only National Park on the Island

The National Park, announced in 2021 along with the new Presidential and Parliament buildings, is the largest sports, culture, and lifestyle complex on the island. Right across from the Intense Nicosia project, the 2.5 square kilometer National Park will feature many sports and cultural facilities, such as children's playgrounds, amphitheater, fairgrounds, tennis courts, football and basketball fields, senior activities areas, and accessible activity areas.

In 36 months, the largest National Park in Cyprus will be completed, and when it's finished, it will be the largest open-air social complex that all of Nicosia and Cyprus will visit and spend time in. The new National Park is not only significant in Cyprus but is also one of the largest complexes compared to the ones in Turkey.

- National Park (Ankara): 0.7 km²
- National Park (İstanbul): 0.36 km²
- National Park (İstanbul): 0.32 km²
- Nicosia National Park: 2.5 km²

IMPORTANCE

The new National Park, which will become the largest sports and cultural center on the island, makes the Intense Nicosia project an even more attractive point. The only location where you can be close to the National Park, which will become the most important point for people who want to do outdoor sports and spend time in Cyprus's 320 days of sunshine, while maintaining a quality life in a beautiful project, is the Intense Nicosia project.

Location and Environment



1,6 km



3 min



7 min

Near East Bank
Headquarters

Intense
Nicosia

Near East Bank Headquarters

The headquarters building of Near East Bank, a 9-story building with 650 staff members is within walking distance to the Intense Nicosia project. Near East Bank is a subsidiary of the Near East Group, which is one of the largest group of companies on the island with a volume of over 3 billion dollars, and the bank has 14 branches across the island.

IMPORTANCE

The Intense Nicosia project, offering a high-quality and secure living space close to work for the bank's high-level employees, personnel, and guests, stands out as the single most important residential project in the area.

Location and Environment



1 km



3 min



6 min

Metehan Border Gate

With the opening of the fenced-off city of Varosha, the number of tourists increased, and the daily vehicle crossing count reached 4,000 at the Metehan Border Gate. Its proximity to the project is a significant advantage for tourists and people who work in Southern Cyprus but live in Northern Cyprus.

IMPORTANCE

Due to the fact that housing prices and rents in Southern Cyprus are about three times higher than in Northern Cyprus, the ability to cross to Southern Cyprus in just 5 minutes from the Metehan Border Gate becomes even more crucial. Intense Nicosia offers more affordable vacation costs for short-term visitors compared to the South while providing an accessible location for those living in the North but working in the South. The 1-bedroom apartments in the project have a 90% occupancy rate throughout the year with a nightly rental rate of 45 Euros on Airbnb.

Location and Environment



2,1 km



4 min



1 min

Dereboyu Avenue

Dereboyu Avenue, considered the activity center of Nicosia, is home to cafes, restaurants, bars, museums, shopping centers, cinemas, and many other establishments on the same street. The avenue is indispensable for those living in Nicosia, and it connects the city to the historic walled city of Nicosia.

IMPORTANCE

Intense Nicosia's proximity to Dereboyu Avenue makes it a convenient option for business owners and employees working on the avenue, while also providing an easy commute for Nicosia residents who prefer Dereboyu's popular atmosphere for social life and shopping.

Location and Environment



Necat British College



6 km



11 min

Near East College



6,2 km



12 min

TED College



4 km



7 min

Near East College, Necat British College, and TED College

Located in Nicosia, Near East College, TED College, and Necat British College stand out as prestigious and well-established educational institutions. All three colleges offer students quality education from kindergarten to high school level, contributing to the development of leadership, problem-solving, teamwork, critical thinking, and analytical skills. Thanks to the advantages of Nicosia, students are provided with personal development opportunities through social and cultural activities, sporting events, and social responsibility projects, while also helping them prepare for their future careers. Near East College's contemporary and innovative learning approach, TED College's connection to TED universities in Turkey, and Necat British College's adoption of the British curriculum aim to prioritize quality and excellence in education, nurturing successful leaders, innovative, and socially contributing individuals for the future.

IMPORTANCE

Located on average 10 minutes by car from the Intense Nicosia project, the colleges in Nicosia offer the opportunity to choose different options depending on the future you plan for your child. The quality education provided in the colleges is an advantage for a family coming to North Cyprus from abroad, allowing your child to continue their education at an international level and facilitating your child's adaptation process to North Cyprus.

Location and Environment



6 km



12 min



20 min

Near East University

The campus of Near East University, which is part of the Near East Group with over \$3 billion in volume and includes many subsidiaries, has more than 20,000 students and is only 6 kilometers away from the Intense Nicosia project. Not only are there university classrooms on campus, but also the island's most comprehensive private hospital - Near East University Hospital, the only local car manufacturer Günsel's electric car factory, and the island's first and only animal hospital - Near East Animal Hospital. Additionally, the university's free shuttle stops are within a 150-meter walking distance from the project.

IMPORTANCE

Intense Nicosia project is the best housing project in Nicosia for students studying at Near East University who do not want to stay in dormitories due to their need of privacy and good financial situation, while it also appeals to academic and administrative staff working at the university, doctors and nurses working in the hospital, engineers and production staff in the Günsel factory, and veterinarians and staff at the animal hospital.



Project Facilities



The Intense Nicosia project, in terms of its location and structure, is not only a living space but also an important attraction center for commercial activities in Nicosia. The project, which combines the commercial area and residential concept very well, is preferred not only by homeowners and tenants but also by many businesses.



In addition to the 21 shops on the ground floors of the residential blocks, the residence apartments in the buildings can also be converted into commercial areas.



Currently within the project, there are restaurants, cafes, dietician, Gloria Jeans Coffees, hair transplant center, aesthetic surgery center, dental clinic, law office, architectural offices, and clinics of doctors in many different fields (Cardiology, Pediatrics, ENT) actively operating. The project also has a large indoor parking lot exclusively for the use of residential blocks.



The gym in Intense Nicosia, with its 3,500-square-meter area, has the feature of being the largest gym on the island, including South Cyprus. In addition to serving as a gym, the sports center offers various options for those interested in different sports branches such as special sports courses for children, spinning classes, private sports classes for women, Brazilian Jiu-Jitsu, rock climbing, and MMA.

Commercial Use of Residence Blocks

One of the biggest features of the Intense Nicosia project is the opportunity to purchase commercial space for non-TRNC citizens as well. According to current laws in the TRNC, it is not possible for non-TRNC citizens to own commercial space. However, all residential blocks in the Intense Nicosia project can be used as both residential and commercial spaces. This way, your investment can operate not only as a residence but also as a commercial space.



Project Settlement



- Residence A
- Residence B
- A Block
- B & E Block
- C & D Block

Residence Blocks

- 1-bedroom Apartments between 72 - 75 m²
- 2-bedroom Apartments between 102 - 140 m²
- 3-bedroom Apartments between 135 - 158 m²

Penthouse Option (Residence B)

3-bedroom Penthouse Apartments between 120- 135m² and additionally provide a 70m² private terrace area.

Apartment Blocks

- A Block 3-Bedroom 167 sq meters apartments
- B & E Block 3-Bedroom 147 sq meters apartments
- C & D Block 3-Bedroom 130 sq meters apartments

Penthouse Option

- A Block 2-Bedroom 167 sq meters apartments
- B & E Block 2-Bedroom 147 sq meters apartments
- C & D Block 2-Bedroom 130 sq meters apartments

Residential Apartments



Residential Apartment Features

- Environmentally Friendly Material
- Double Glazed Aluminum
- Water and Heat Insulation for Roofs
- Custom Design Suspended Ceiling
- Parquet, Marble, and Ceramic Floor
- Master Bedroom En-Suite
- Acrylic Kitchen Cabinets
- Built-in Wardrobe
- Solar Energy Supported Water Boilers
- VRF/VRV Central Heating and Cooling System
- Environmentally Friendly Hansgrohe Sanitary Ware
- Central Hydrophore System
- Central Satellite, Internet, and Telephone Infrastructure
- Intercom System

Residential Floor Plans

Residence A / 1-Bedroom Apartment - 75m²

1 Kitchen	14 m ²
2 Living & Dining Area	20 m ²
3 Hallway	4 m ²
4 WC & Shower	5 m ²
5 Bedroom	16 m ²
6 Balcony	8 m ²



Residence A / 2-Bedroom Apartment / 112m²



1 Kitchen	16 m ²
2 Living & Dining Area	30 m ²
3 Hallway	4 m ²
4 WC & Shower	5 m ²
5 Bedroom 1	15 m ²
6 Master Bedroom	18 m ²
7 Master Bedroom-Closet	5 m ²
8 M. Bedroom WC & Shower	6 m ²
9 Balcony	15 m ²

Residence B / 3-Bedroom Apartment / 145m²

1 Kitchen	16 m ²
2 Living & Dining Area	25 m ²
3 Hallway	8 m ²
4 Pantry	6 m ²
5 WC & Shower	6 m ²
6 Bedroom 1	14 m ²
7 Bedroom 2	15 m ²
8 Master Bedroom	18 m ²
9 Master Bedroom - Closet	5 m ²
10 M. Bedroom WC & Shower	7 m ²
11 Balcony	20 m ²



The displayed floor plans are presented as sample plans for residential units in the project.
The measurements and floor plan of the apartment you choose may show minor changes due to the building's structure.

Residential Floor Plans

Residence B / 3-Bedroom Penthouse Apartment / 205 m²



1 Kitchen	17 m ²	7 Bedroom 2	14 m ²
2 Living & Dining Area	26 m ²	8 Master Bedroom	20 m ²
3 Hallway	19 m ²	9 Master Bedroom-Closet	8 m ²
4 Pantry	9 m ²	10 M. Bedroom-WC & Shower	5 m ²
5 WC & Shower	5 m ²	11 Balcony	35 m ²
6 Bedroom 1	18 m ²		

Residence B / 3-Bedroom Penthouse Apartment / 190 m²



1 Kitchen	21 m ²	7 Bedroom 2	15 m ²
2 Living & Dining Area	28 m ²	8 Master Bedroom	18 m ²
3 Hallway	9 m ²	9 Master Bedroom-Closet	5 m ²
4 Pantry	6 m ²	10 M. Bedroom-WC & Shower	7 m ²
5 WC & Shower	6 m ²	11 Balcony 1	19 m ²
6 Bedroom 1	15 m ²	12 Balcony 2	45 m ²

Apartment Blocks



Apartment Block Features

- Environmentally Friendly Material
- Double Glazed Aluminum/PVC
- Water and Heat Insulation for Roofs
- Custom Design Suspended Ceiling
- Parquet, Marble, and Ceramic Floor
- Master Bedroom En-Suite
- Acrylic Kitchen Cabinets
- Invicta Fireplace*
- Built-in Wardrobe
- Solar Energy Supported Water Boilers
- VRF/VRV Central Heating and Cooling System
- Environmentally Friendly Hansgrohe Sanitary Ware
- Central Hydrophore System
- Central Satellite, Internet, and Telephone Infrastructure
- Intercom System

*Invicta brand fireplace is available only in 2+1 penthouse apartments.

A Block Floor Plans

A Type / 3-Bedroom Apartment / 167 m²



❶ Entrance Hall	7 m ²
❷ Living & Dining Area	34 m ²
❸ Kitchen	18 m ²
❹ Pantry	5 m ²
❺ Hallway	12 m ²
❻ WC	4 m ²
❼ Bedroom 1	16 m ²
❽ WC & Shower	6 m ²
❾ Bedroom 2	17 m ²
❿ Master Bedroom	21 m ²
⓫ Master Bedroom-Closet	7 m ²
⓬ M. Bedroom-WC & Shower	5 m ²
⓭ Balcony 1	15 m ²

A Type / 2-Bedroom Penthouse Apartment / 167 m²

❶ Entrance Hall	4 m ²
❷ Living & Dining Area	30 m ²
❸ Kitchen	18 m ²
❹ Pantry	5 m ²
❺ Hallway	6 m ²
❻ WC	3 m ²
❼ Bedroom 1	17 m ²
❽ WC & Shower	6 m ²
❾ Master Bedroom	18 m ²
⓫ Master Bedroom-Closet	6 m ²
⓬ M. Bedroom-WC & Shower	5 m ²
⓭ Balcony 1	30 m ²



B & E Block Floor Plans

B-E Type / 3-Bedroom Apartment / 147 m²



1	Entrance Hall	6 m ²
2	Living & Dining Area	30 m ²
3	Kitchen	17 m ²
4	Pantry	4 m ²
5	Hallway	10 m ²
6	WC	4 m ²
7	Bedroom 1	14 m ²
8	WC & Shower	6 m ²
9	Bedroom 2	16 m ²
10	Master Bedroom	18 m ²
11	Master Bedroom-Closet	7 m ²
12	M. Bedroom-WC & Shower	5 m ²
13	Balcony 1	14 m ²

B-E Type / 2-Bedroom Penthouse Apartment / 147 m²

1	Entrance Hall	4 m ²
2	Living & Dining Area	28 m ²
3	Kitchen	17 m ²
4	Pantry	5 m ²
5	Hallway	5 m ²
6	WC	3 m ²
7	Bedroom 1	16 m ²
8	WC & Shower	6 m ²
9	Master Bedroom	17 m ²
10	Master Bedroom-Closet	5 m ²
11	M. Bedroom-WC & Shower	5 m ²
12	Balcony 1	27 m ²



C & D Block Floor Plans

C-D Type / 3-Bedroom Apartment / 130 m²



1	Entrance Hall	5 m ²
2	Living & Dining Area	27 m ²
3	Kitchen	16 m ²
4	WC & Shower	6 m ²
5	Hallway	9 m ²
6	Bedroom 1	14 m ²
7	Bedroom 2	15 m ²
8	Master Bedroom	17 m ²
9	Master Bedroom-Closet	5 m ²
10	M. Bedroom-WC & Shower	5 m ²
11	Balcony 1	13 m ²

C-D Type / 2+1 Penthouse Apartment / 130 m²

1	Entrance Hall	4 m ²
2	Living & Dining Area	24 m ²
3	Kitchen	16 m ²
4	Pantry	5 m ²
5	Hallway	8 m ²
6	WC & Shower	5 m ²
7	Bedroom 1	15 m ²
8	Master Bedroom	16 m ²
9	Master Bedroom-Closet	5 m ²
10	M. Bedroom-WC & Shower	4 m ²
11	Balcony 1	28 m ²

























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