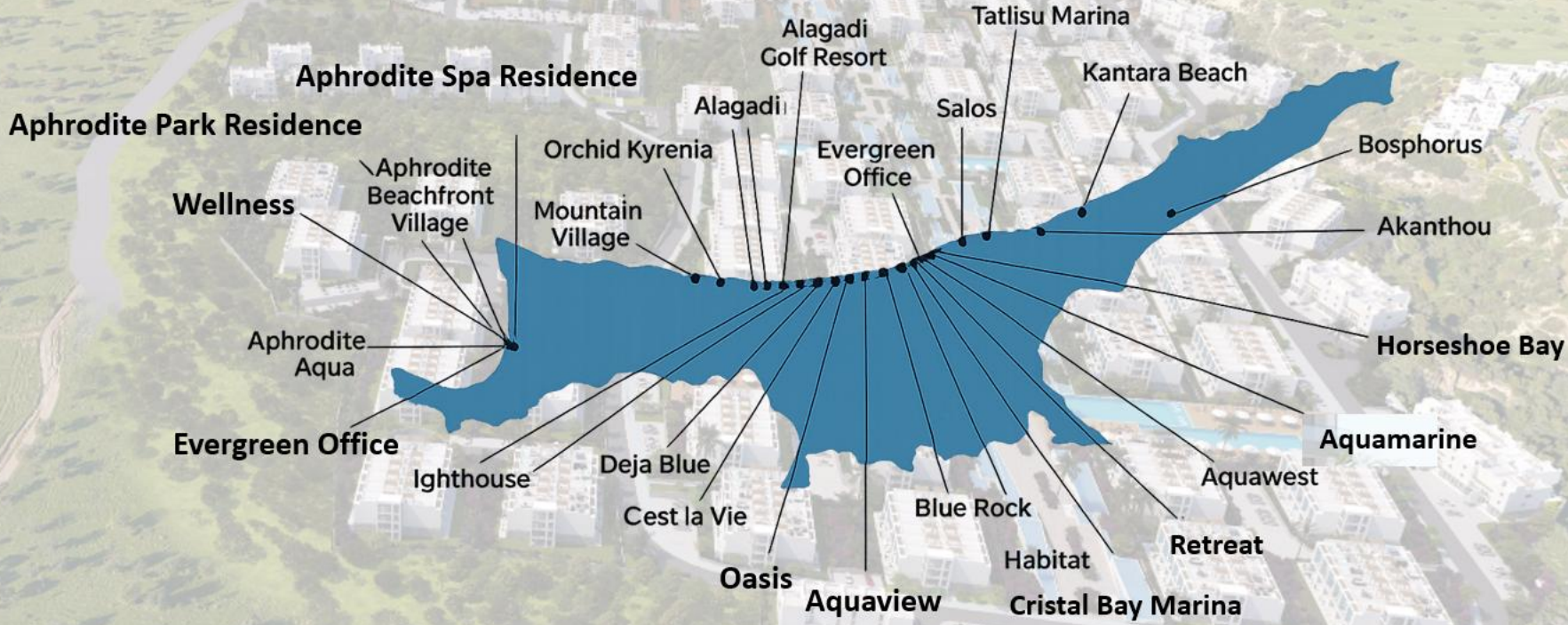




HABITAT

YOUR HOLISTIC PARADISE

Wellness ♦ Anti-Ageing ♦ Conventions



BENZERSİZ SÜRDÜRÜLEBİLİR KONSEPTLER
GENİŞ HİZMET YELPAZESİ ile
+40 Proje ve +4000 Memnun Müşteri



250 metre

SAND BEACH CLUB

HABITAT

Beach Club

You can have a pleasant time.

- * Restaurant & Bar
- * Water Sports
- * Beach Volleyball



Konum



250 meters to the sea
Daily Shuttle Service



Kyrenia: 37 minutes
Famagusta: 39 minutes
Nicosia: 45 minutes
Iskele: 31 minutes



Ercan Airport: 45 minutes
Larnaca Airport: 1 hour
Paphos Airport: 2 hours 20 minutes

Welcome to HABITAT, our newest project featuring unique services and exceptional amenities on the northeastern coast of Cyprus.



- A visionary, holistic concept that brings together modern living, wellness, social activities, and business life.
- Discover a total of 3.5 km of dedicated roads, including a car lane, cycling path, and a tree-lined running track.
- Explore the Kyrenia Five Finger Mountains through walking trails directly accessible from the site.
- Enjoy a new, high-quality lifestyle with unique facilities and a wide range of amenities.
- Daily shuttle service to the private beach area and Arkin's casinos.

Discover Habitat Boulevard: 1.4 km of landscaped pathways surrounded by cascading waterfalls, pools, an aquapark, and unique facilities.





Project Overview

- ▶ Total land area: 267,600 m²
Green area: 200,000 m²
Units: 1,453
Completion: End of 2028

Height

- Front facade of the project: 38 m above sea level
- Commercial area: 44 m above sea level
- Center of the project: 62 m above sea level
- Highest point: 90 m above sea level



Experience the privilege of owning a home at Habitat. Enjoy a comfortable life with your family or earn high foreign currency-based returns by renting it out. With its premium social and commercial infrastructure, the project offers sustainable income potential for investors. Meeting daily needs within the project increases rental speed and occupancy rates.





Spa



Wellness



Gym



Sauna



Steam Room



Health Center

(Polyclinic, Check-Up,
Ambulance, Telemedicine,
24/7 Emergency Care)



Anti Ageing



Pharmacy



Yoga



Hiking



Cycling



Restaurant



Bar



Pool



Aquapark



Supermarket



Cinema



Tennis



Playground



Car Rental



Electric Car
Charging



Bakery



Cafeteria



Shuttle Service



Onsite
Management



Concierge
Service



Laundry



Pet Friendly



ATM



Shops

A New Generation of Branded Living in Northern Cyprus



- ▶ Brought to life through the strategic collaboration of three independent companies, this project is a distinguished living partnership consisting of 600 branded, fully furnished residences. It is integrated with hotel-standard services, healthcare facilities, and lifestyle infrastructure.
- ▶ Within the scope of a 10-year management guarantee, it is designed to offer comfortable living, sustainable foreign currency-based rental income, and long-term capital appreciation starting from the launch.
- ▶ Developed and operated under an integrated management model with the aim of ensuring consistent quality, effective control, and lasting value creation.
- ▶ HABITAT | ARKIN | DEDEMAN
Branded Suites & Residences

Discover everything you need within 11,000 m² of commercial spaces.



- ▶ Bank
- ▶ Offices where Municipality and Local Authority (Mukhtar) services can be accessed
- ▶ 1,500 m² UNIMAR Supermarket
- ▶ A large-scale Furniture Store
- ▶ Stores featuring renowned Textile and Retail brands
- ▶ Tatlı Hayat Patisserie



Advantages of Habitat Branded Suites & Residences



- ▶ 11,000 m² Commercial Area
- ▶ A shopping street that will bring prestige to both the Esentepe region and Evergreen.
- ▶ Fully integrated retail spaces designed for effortless and comfortable living, where everything needed for daily life is within walking distance.
- ▶ No need to leave the site or travel to the city center to meet your essential needs, all services are within your living environment.





Fully Equipped Medical Center







Evergreen Administrative Building



Lounge & Conference Service Center









Rooftop Lounge & Bar









Habitat Conferences



- ▶ Functional and well-equipped meeting rooms
- ▶ Reservation packages suitable for different budgets
- ▶ Shared spaces for networking and socializing
- ▶ Catering services
- ▶ Your solution for successful meetings and events
- ▶ Exhibitions
- ▶ Team-building activities
- ▶ Product launches
- ▶ And more...

Habitat Country Club

Enjoy a safe and fun horseback riding experience in both indoor and outdoor arenas, guided by professional instructors.



Private School

Enjoy peace of mind for your family while your child benefits from high-quality education by our professional team, conveniently located nearby, with no transportation worries and the option to rest at home during lunch breaks.



Evergreen Office
Commercial Zone
Facilities Center
Bungalows

D-Block
1 Bedroom Garden
1 Bedroom Garden Corner
1 Bedroom Duplex Penthouse
2 Bedroom Duplex Penthouse

C-Block
2 Bedroom Garden Corner
3 Bedroom Duplex Penthouse

E-Block
1 Bedroom Garden
1 Bedroom Garden Corner
1 Bedroom Duplex Penthouse
2 Bedroom Duplex Penthouse

F-Block
Studio Garden
1 Bedroom Garden
1 Bedroom Duplex Penthouse



F-Block

Studio Garden

1 Bedroom Garden

1 Bedroom Duplex Penthouse



F-Block

Studio Garden



44 m2 covered area | 7 m2 balcony | 51 m2 total living space

1 Bedroom Garden



65 m2 covered area | 12 m2 balcony | 77 m2 total living space



F-Block

1 Bedroom Duplex Penthouse

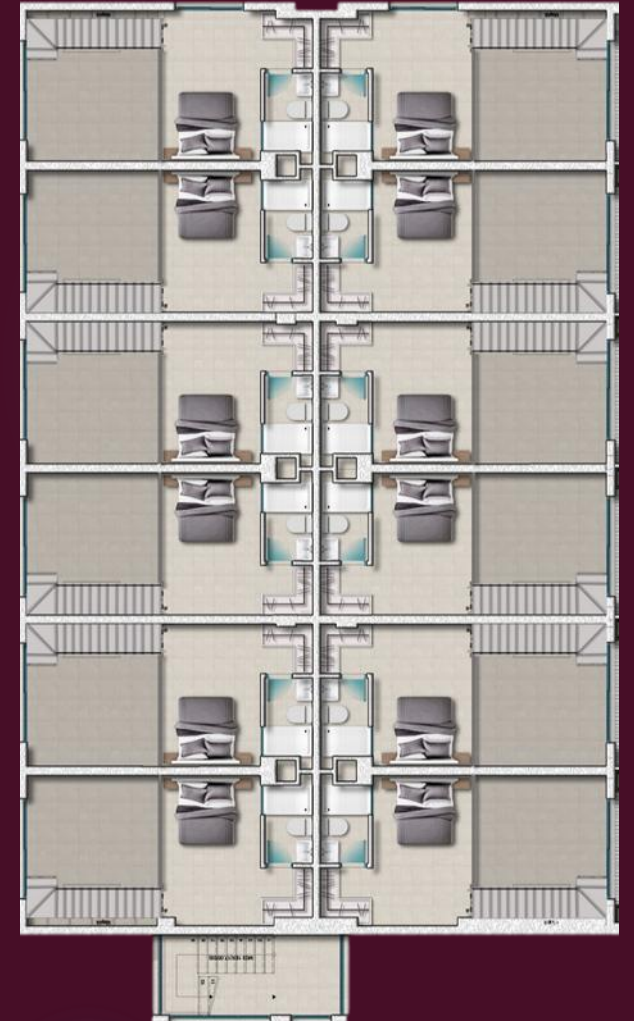


60 m2 covered area | 8 m2 balcony
34 m2 roof terrace | 102 m2 total living space

1+1 (First floor)



1+1 (Gallery floor)



C-Block

2 Bedroom Garden

3 Bedroom Duplex Penthouse



C-Block

2 Bedroom Garden



82 m² covered area | 18 m² terrace | 100 m² total living space



C-Block

3+1 Duplex Penthouse



First Floor



Mezzanine Floor



135 m2 covered area | 15 m2 balcony | 90 m2 roof terrace | 240 m2 total living space

D-Block

1 Bedroom Garden

1 Bedroom Duplex Penthouse

2 Bedroom Duplex Penthouse



E-Block

1 Bedroom Garden

1 Bedroom Duplex Penthouse

2 Bedroom Duplex Penthouse



E-Block

1 Bedroom Garden



50 m² covered area | 10 m² balcony | 60 m² total living space

E-Block

1 Bedroom Duplex Penthouse



75 m² covered area | 8 m² balcony | 36 m² roof terrace | 119 m² total living space

First Floor



Gallery Floor



Bungalows



Bungalows

3 Bedroom Bungalow



125 m2 covered area | 65 m2 garden terrace
115 m2 roof terrace | 305 m2 total living space



Bungalow Ground Floor



Bungalow Roof Terrace

Starting Prices



Studio Garden

£ 120.000

1 Bedroom Garden

£ 150.000

1 Bedroom Duplex Penthouse

£ 155.000

2 Bedroom Garden

£ 250.000

Starting Prices



2 Bedroom Duplex Penthouse

£ 260.000

3 Bedroom Duplex Penthouse

£ 330.000

3 Bedroom Bungalow

£ 600.000

Habitat Payment Plan

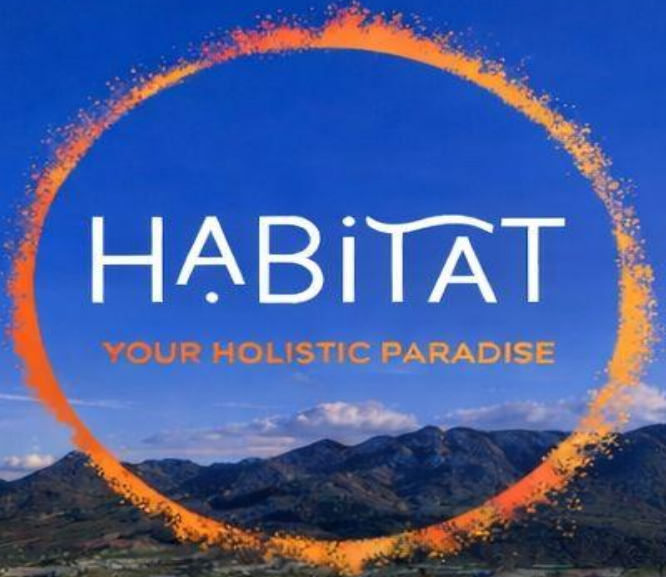


**INTEREST-FREE INSTALLMENT*
PAYMENT PLAN (*Monthly / 1 in 3
Months / 1 in 6 Months)**

35% Down Payment

65% Balance

36 Months interest-free payment
plan



HABITAT

YOUR HOLISTIC PARADISE

HABITAT | ARKIN | DEDEMAN

Branded Suites & Residences

 | evergreen
developments
group

 ARKIN
RESIDENCES

DEDEMAN
suites
& RESIDENCES



TURKISH
AIRLINES

Miles&Smiles



BRANDED SUITES & RESIDENCES

HABITAT PREMIUM

Evergreen | Arkin | Dedeman Branded Suites & Residences



- Total of 600 apartments
- Hotel management by Arkin and Dedeman
- 10-year operating guarantee
- Fully furnished delivery
- Average return on investment period: 9–11 years
- Daily income in foreign currency
- 100,000 bonus miles for apartment owners from the Miles&Smiles program of Turkish Airlines
- 40% discount privilege at all Dedeman Hotels
- Total of 88 apartments included in the launch campaign
- ▶ Each F-Type Block includes **22** apartments:
 - **Ground Floor:** 6 Studio Garden apartments and 4 one-bedroom Garden apartments
 - **First Floor:** 12 one-bedroom Penthouse Loft apartments

DEDEMAN suites & RESIDENCES



DEDEMAN

LOYAL CLUB

Advantage • Plus • Elite

+300.000

Active Dedeman Loyal Club Member



« Make every moment of your stay at Dedeman more rewarding with an exclusive 40% discount and enjoy countless benefits and special privileges. »

- Welcome to the privileged world of Miles&Smiles!
- 100,000 bonus miles for Turkish Airlines Miles&Smiles cardholders.





From Arkin Group:

- ▶ Daily shuttle service to:
The Casinos
Karpaz Gate Marina
- ▶ 10%–20% discount advantage on hotel stays



HAVEN . HOME . HEAVEN ON EARTH





+70 Local and International
Online Rental Platform



otelz

tb

tatilbudur.com

hotelbeds

odamax

Booking.com

agoda



tatilsepeti

expedia group

« The advantage of earning rental income in foreign currency. »

DEDEMAN AND ARKIN OFFER A 10-YEAR OPERATIONAL GUARANTEE FOR YOUR APARTMENT.

Rental Income Distribution



▶ %70

(68% Revenue Sharing Pool / 2% Furniture Security Fund)

▶ Apartment Owners

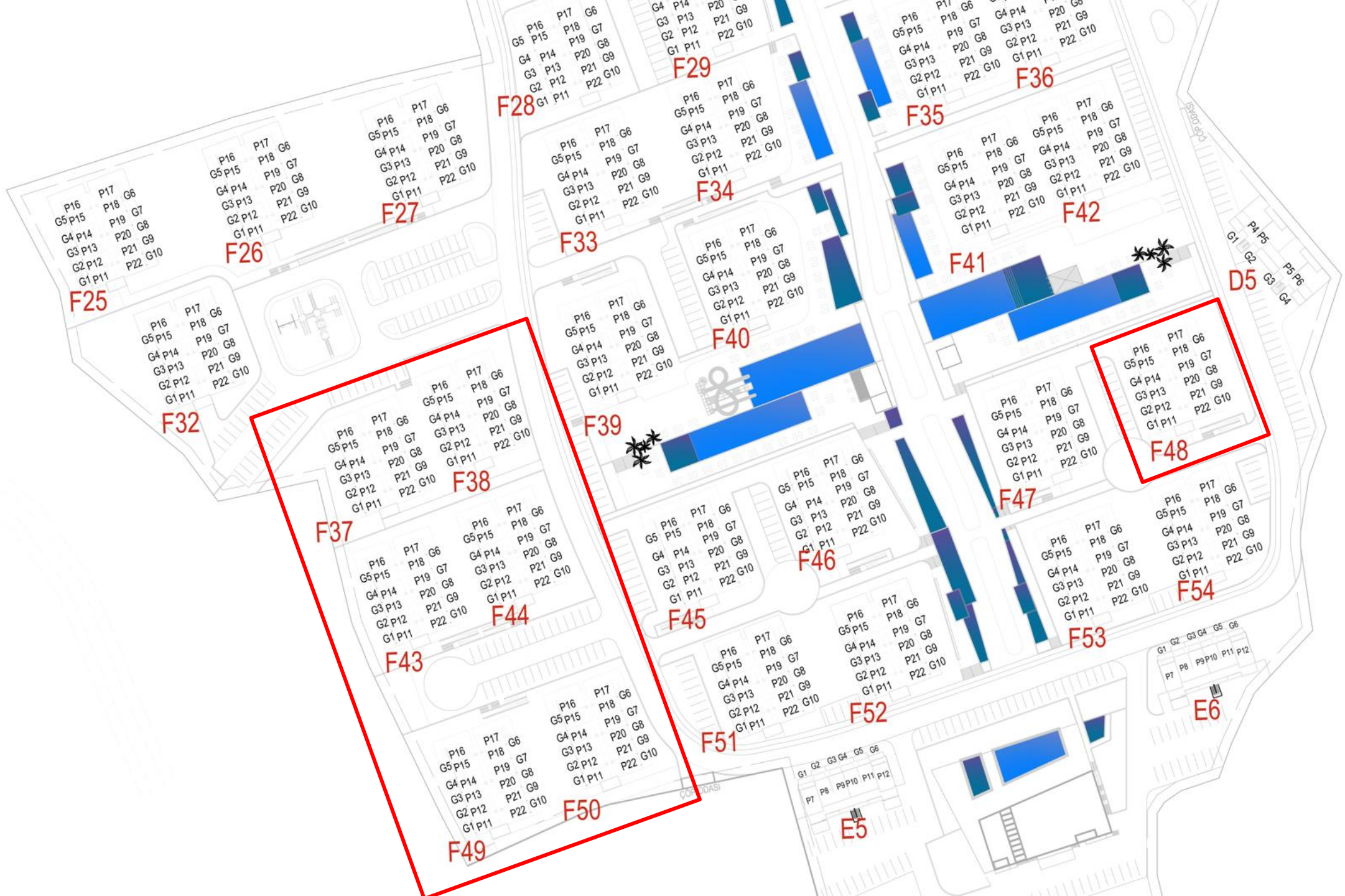
▶ %30

▶ Evergreen | Arkin | Dedeman

▶ Payments will be made twice a year (every six months) in GBP.

Block F-37 | F-38 | F-43 | F-44 | F-48 | F-49 | F-50











Studio Garden – 130.000 £



44 m2 covered area | 7 m2 balcony | 51 m2 total living space



1+1 Garden – 1 60.000 £



65 m2 covered area | 12 m2 balcony | 77 m2 total living space



1+1 Duplex Penthouse – 1 60.000 £



60 m2 covered area | 8 m2 balcony
34 m2 roof terrace | 102 m2 total living space



Exclusive Launch Payment Plans



- ▶ 35% down payment + 36 months interest-free installments
- ▶ Or
- ▶ 50% down payment + 48 months interest-free installments"

PAYMENT PLANS

STUDIO



- * Price: 130.000 £
- * Deposit: 5.000 £
- * Down Payment (%35): 40.500 £
- * Monthly Installment Payment
(36 months): 2.347,22 £
- * Down Payment (%50): 60.000 £
- * Monthly installment Payment
(48 months): 1.354,16 £

1+1 GARDEN



- * Price: 160.000 £
- * Deposit: 5.000 £
- * Down Payment (%35): 51.000 £
- * Monthly Installment Payment
(36 months): 2.889 £
- * Down Payment (%50): 75.000 £
- * Monthly installment Payment
(48 months): 1.667 £

1+1 DUBLEX PENTHOUSE



- * Price: 160.000 £
- * Deposit: 5.000 £
- * Down Payment (%35): 51.000 £
- * Monthly Installment Payment
(36 months): 2.889 £
- * Down Payment (%50): 75.000 £
- * Monthly installment Payment
(48 months): 1.667 £



Private School

Horse

Wine Yard

HABITAT PREMIUM

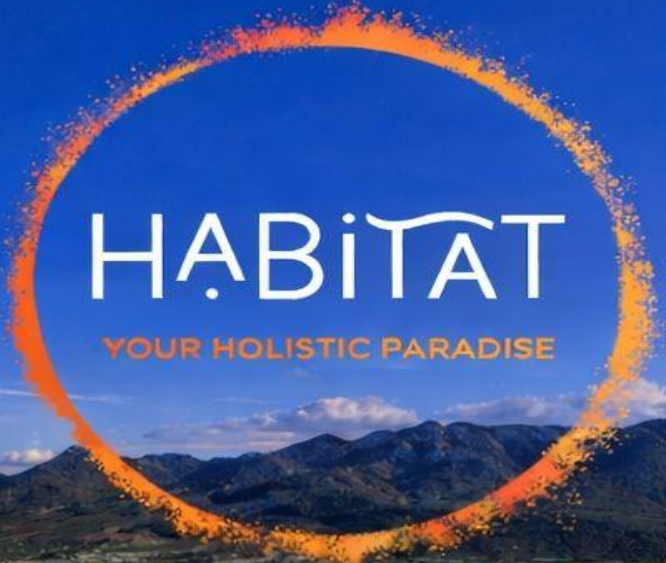
Premium Loft

Unit

SPA

Premium Studio

PDF



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