

welcome to

**SUN**  **VALLEY**  
Resort&Residency

A serene sunset scene over a calm body of water. The sun is a bright, glowing orb on the left side of the horizon, casting a shimmering, vertical reflection on the water's surface. The sky transitions from a deep orange near the horizon to a lighter, hazy yellow at the top. The text "welcome to your new life" is written in a clean, white, sans-serif font across the middle of the image, positioned to the right of the sun.

welcome to your new life

# BAŞTAŞLAR

*“since 1969”*

- Baştaşlar Construction originally founded in 1969
- Residential, Commercial and Industrial Construction and Investments
- Professional Sales, Marketing & Management Companies in the Group
- Original Founder of Construction Union in North Cyprus
- ISO 9001 Certified
- Winner of multiple prestigious Awards including;



- ★ Best Developer
- ★ Best Penthouse
- ★ Best Landscape Design
- ★ Best Interior Design
- ★ Best Apartment
- ★ Best Property Management Service
- ★ Best Residential Development
- ★ Best Seafront Development
- ★ .....

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Trust our experience

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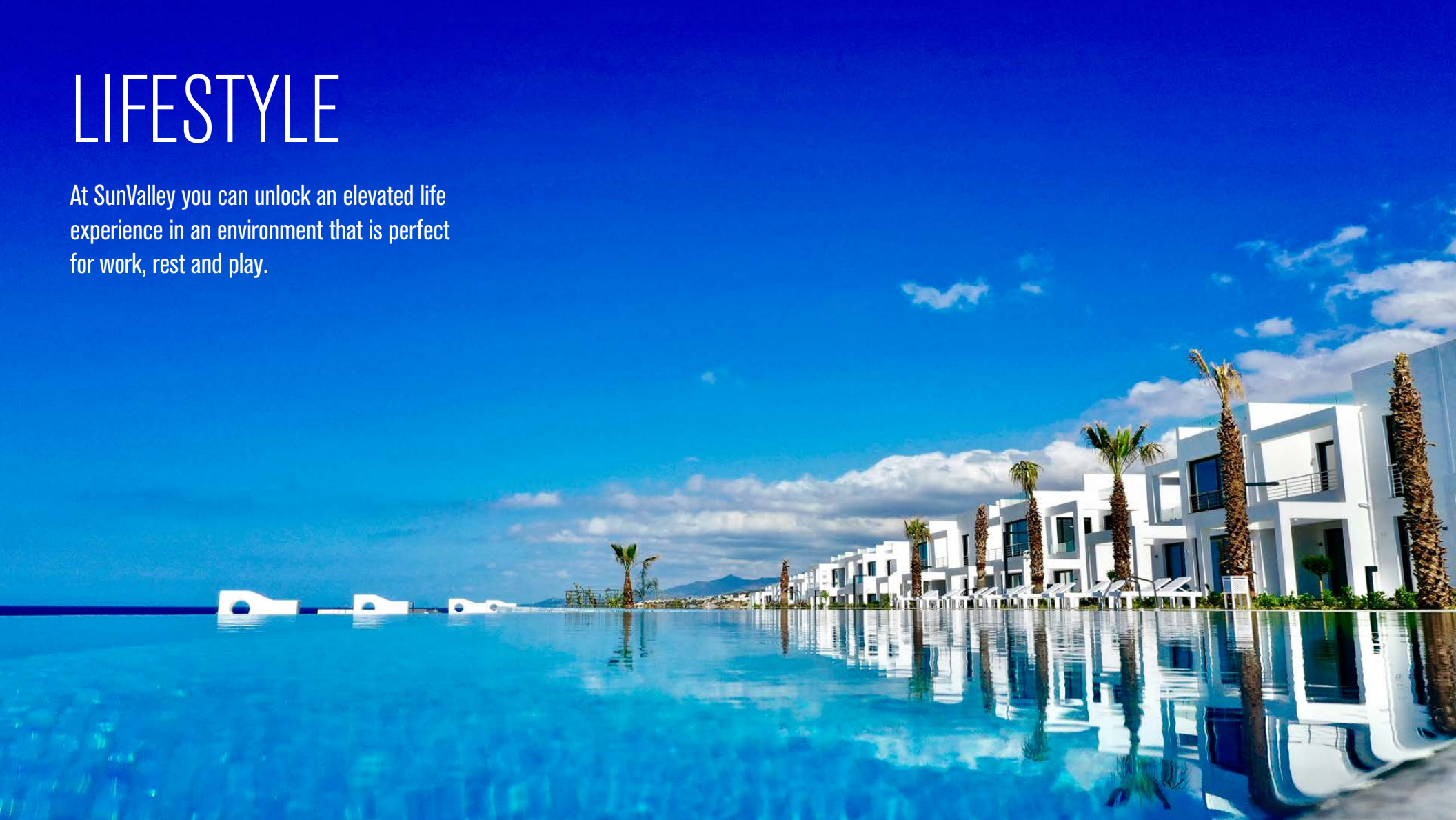
what is the brand meaning of

**SUN**  **VALLEY**

**Sun Valley** exists to improve  
the **physical** and **spiritual well-being** of people  
and **ensure** they get the **value** they **deserve** by  
**offering** the following elements:

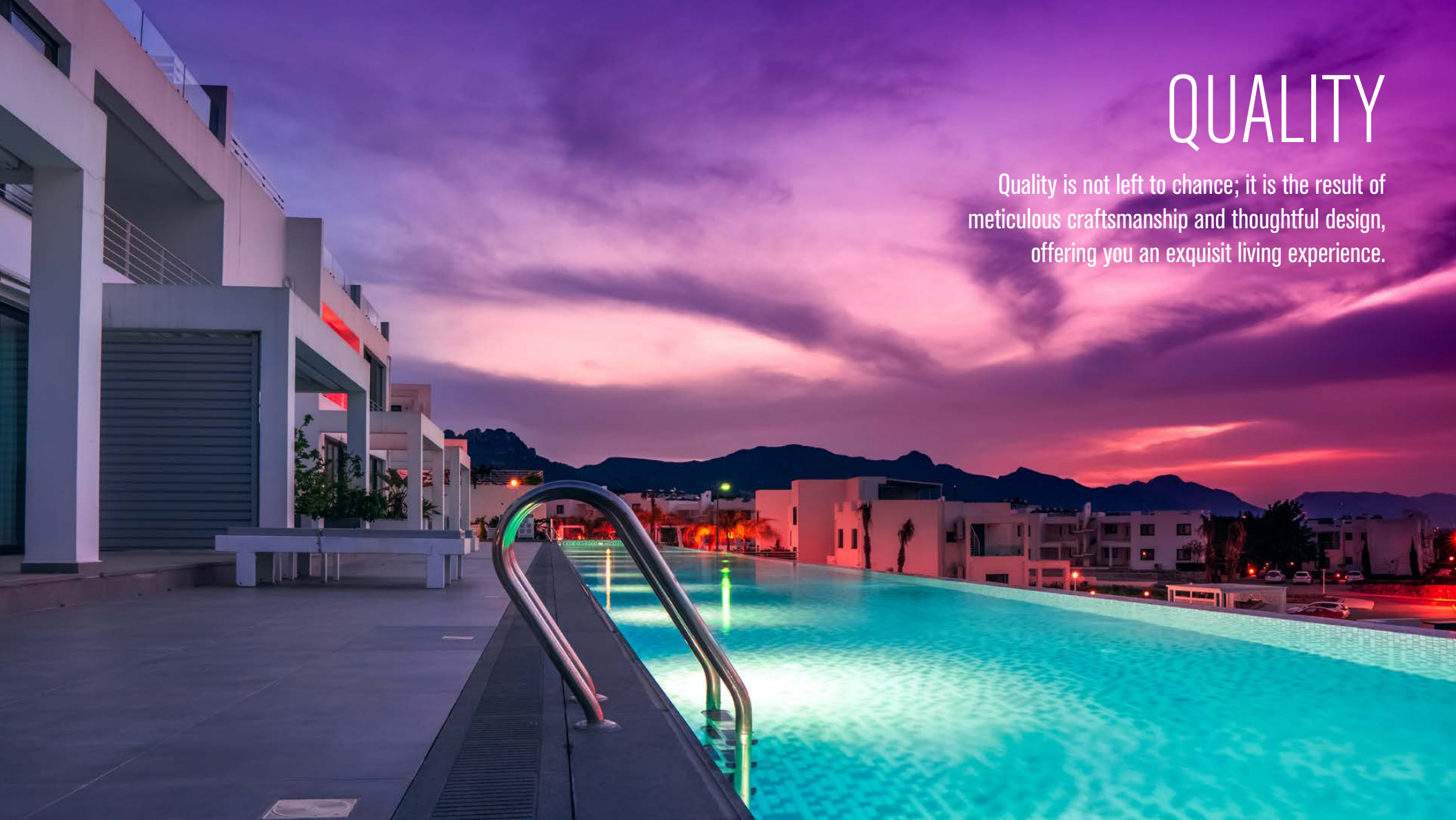
# LIFESTYLE

At SunValley you can unlock an elevated life experience in an environment that is perfect for work, rest and play.



# QUALITY

Quality is not left to chance; it is the result of meticulous craftsmanship and thoughtful design, offering you an exquisite living experience.



# TRANQUILITY

Discover the ultimate wealth  
the tranquility of its surroundings,  
provide a serene haven for your body,  
mind, and soul.



# PEACE

Experience the key to a happy life,  
a peaceful home that fosters harmony,  
allowing you to savour every  
moment and thrive.



# NATURE

At SunValley, nature becomes your daily remedy, rejuvenating your heart and soul, and ensuring a blissful living environment.





what is

**SUN**  **VALLEY**  
Resort&Residency





**SUN VALLEY**  
Resort&Residency

**SUN VALLEY** Resort & Residency is a “mini-city style” community in North Cyprus including;

- 3 regions – **Mountainside, Seaside** and **Countryside**
- 18 villages of **high-quality** apartments, villas and townhouses
- **Multiple facilities** such as marina, beach, spa & gym, restaurant, paddle tennis, tennis, kids’ playground and lots more
- Professional sales, marketing, rentals and management services [**Hotel/Resort Concept**]



why invest in

**SUN**  **VALLEY**



At SunValley Resort & Residency proven  
“**Capital Growth**” based on the following:

**1 LOCATION**

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**2 QUALITY**

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**3 MANAGEMENT**

**4 FACILITIES**

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**5 RENTAL INCOME**

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**6 PEOPLE**

# SUN VALLEY



“ East of Kyrenia we are the largest Resort & Residency with closest distance to the City ”

Karpaz Beaches

- La Mouza Club
- Restaurants & Old Harbour
- Restaurants
- Hospital
- Cage Club
- Chamanda Beach & Club
- Hotel & Casino
- Hotel & Casino
- Alagadi Beach
- Careta Area
- Golf Club
- Sun Valley Marina
- Esentepe Beach

- Shopping Area
- Kyrenia
- Shopping Area

- Restaurant
- Restaurant
- Bellapais Monastery

Nicosia

Ercan International Airport

Famagusta

Larnaca

Larnaca International Airport



“ Sun Valley Resort & Residency is located in the future central area of Esentepe ”

## Clients mainly choose us for our:

- Excellent Design
- High Quality Construction
- Choice of Materials
- Respect to the Environment

... and the fact that we are not only building homes,  
we are building a community and a new lifestyle



# CONSTRUCTION METHODS & MATERIALS

## Foundation & Carcass System

“ There is a raft foundation or continuous foundation application in our buildings.  
Our constructions are based on Eurocode and 2015 Earthquake regulations.

All iron and concrete used in our constructions are subjected to the necessary tests and the application is made.  
Tensile test for irons and crushing test for concretes. Concrete classed at C30 and above are used in our buildings.  
The irons are ribbed between 12 and 24 mm diameters. ”



Tensile Test



Crushing Test

## Building Insulation

“ In our buildings, insulation is applied at the foundation stage, wet areas, balconies and terrace roofs. BASF, Weber, Sika and equivalent products are used. These insulation products are widely used throughout the world. ”



**BASF**  
We create chemistry

**weber**  
SAINT-GOBAIN

**Sika**  
BUILDING TRUST

## Brick Walling

“ In our constructions, the outer walls are built with insulated bricks. Thus, both heat and sound insulation are provided. ”



## Aluminum Jounery Systems

“ Our quality aluminium joinery systems are manufactured using high quality, heat resistant, doors and windows, sourced from top brands such as Schüco and Linea Rossa ”



**SCHÜCO**

**LINEA ROSSA®**  
DESIGN

## Ceramic Flooring

“ Ceramics of 60x60 and 60x120 sizes, made in Italy, are used in our buildings. Non-slip ceramics are used in wet areas and terraces and semi-non-slip ceramics are used in other places. ”



“  ”  
Ceramics of Italy

 CONFINDUSTRIA CERAMICA

**CERSAIE**  
BOLOGNA • ITALY

**ITA®**  
Italian Trade Agency  
Via San Francesco  
00187 Roma, Italy



## Kitchen & Bedroom Cabinets

“ Kitchen and bedroom cabinets are made of MDF material. All cabinet handles are fitted as Hafele or equivalent. Worktops are made of Italian wood materials. ”



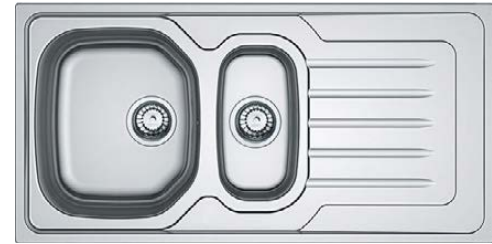
## Bath & Showers

“ WC closets are either suspended or installed according to the economic and luxury class of the project. All showers are made in the walk-in system and are separated by a glass separator. ”



## Kitchen & Bathroom Fixtures

“ Kitchen and bathroom fixtures are selected from Hansgrohe, Franke or equivalent products. ”



**FRANKE**

**hansgrohe**

## Air Conditioning Products

“ Air conditioning products are applied as VRF system or split air conditioning system according to the project. All rooms except for the bathrooms are fitted with air conditioning units. Gree, Mitsubishi or equivalents are used as products. ”



## Stand-by Generators & Water Pump System

“ In all our projects, we have stand-by generators against power cuts. We also have large underground water tanks against water shortages and water pumps that pressurize water into your home. ”



## Sewage Treatment System

“ The wastewater in all of our projects is treated in specially build treatment plants and used for garden irrigation. ”



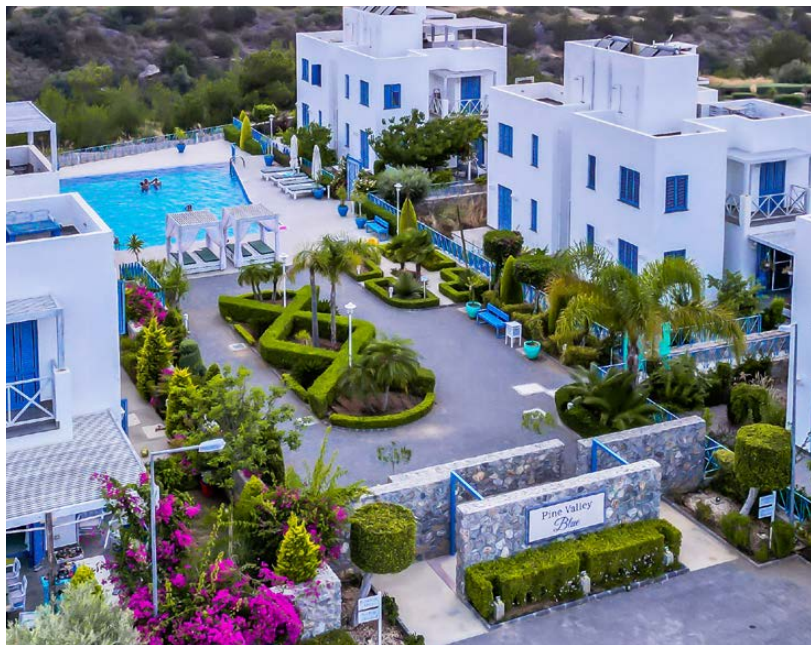
## Security Systems

“ All the sites will have 24-hour camera systems to provide residents with security of a safer life. ”



## Botanical Gardens

“ We make big budget landscaping for every project we do. These botanical gardens increase both the natural beauty and the satisfaction of our residents. ”





## Services & Maintenance

- Reception & Concierge
- Guest Relations
- Rentals
- Property Management
- House Keeping
- Laundry
- Repairs
- Car & Bicycle Hire
- Supermarket Service
- Airport Transfer
- Garden & Site Maintenance
- Pool Maintenance
- Special Events
- Sun Valley App *Coming Soon*

“ Operating with systems same as a hotel and with a [Full Hotel Concept] mind ”



## SUNVALLEY FACILITIES

### MOUNTAIN SIDE

- TARO Ristorante & Bar
- HEART CENTRE ★
  - Spa
  - Gym
  - Indoor Pool
  - Beauty Centre
  - Event Centre
- Tennis Court
- Kids Playground [Indoor & Outdoor]
- Botanical Gardens
- Tracking

### SEA SIDE

- Sun Valley Marina ★
  - Marina
  - TARO Marina
  - Cafe
  - Shops
- Beach Club ★
- 360 Bar
- TARO Cove
- Paddle Tennis Arena
- Yoga Field
- Art Gardens
- Gym

### COUNTRY SIDE

#### EAST

- Taro East Restaurant
- Gentleman Club
- Business Centre
- Gym
- Pools
- Kids Playground [Outdoor]

#### WEST

- Taro West Restaurant
- Taro West Cafe & Bar
- Taro West Family Cafe
- Kids Playground [Indoor & Outdoor]
- Gym
- Beach Volleyball Courts
- Tennis Courts
- Basketball Courts
- Hotel ★



“ TARO is our own growing chain within SunValley Resort & Residency offering quality fun, a variety of á la carte Italian menus including snacks and cocktails in the most beautiful surroundings ”



“ The largest leisure centre east of Kyrenia offering 2.400 sqm of professional spa, gym, indoor pool, beauty centre, sport shop, healthy bar and conference & meeting hall. ”

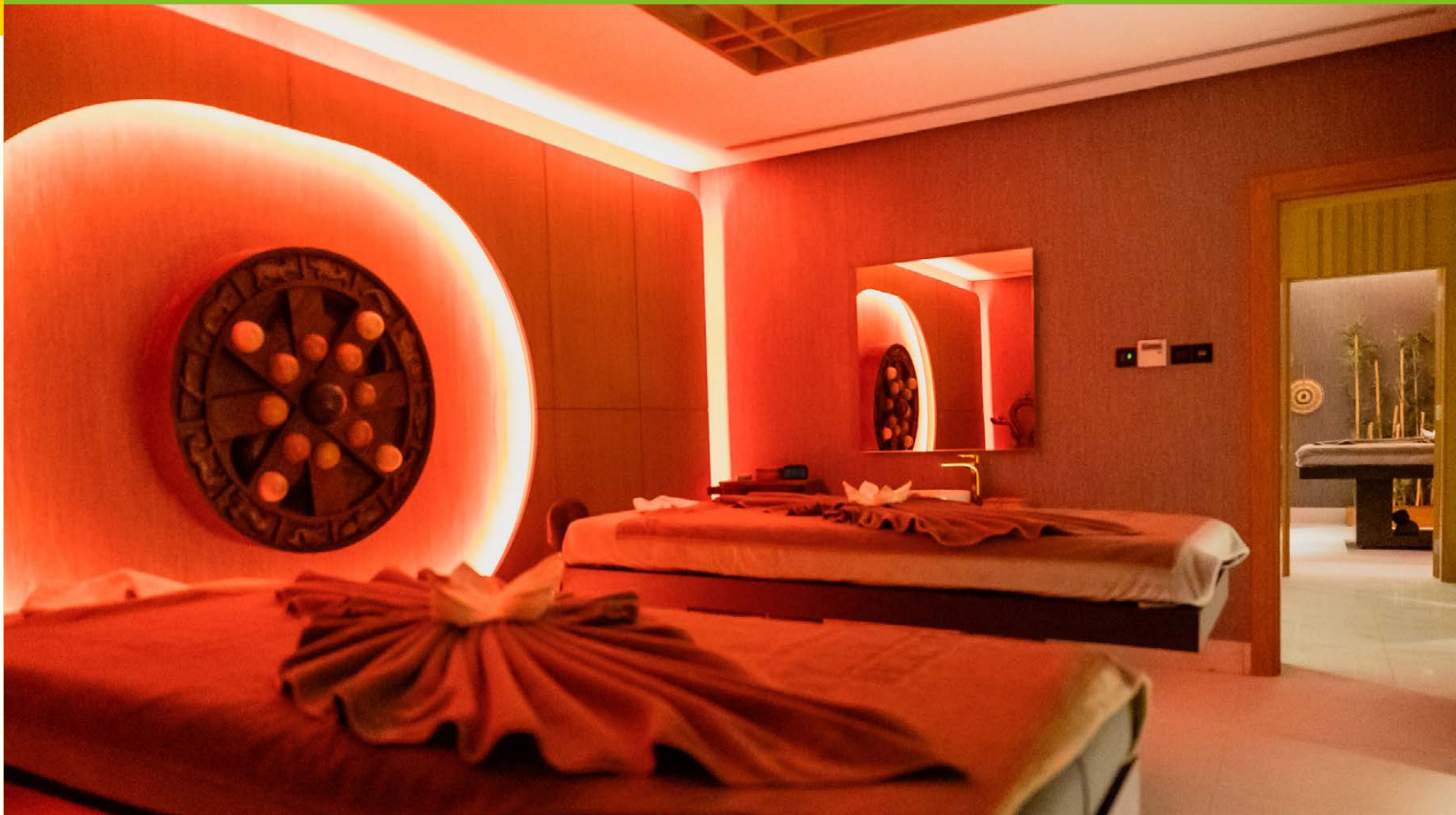


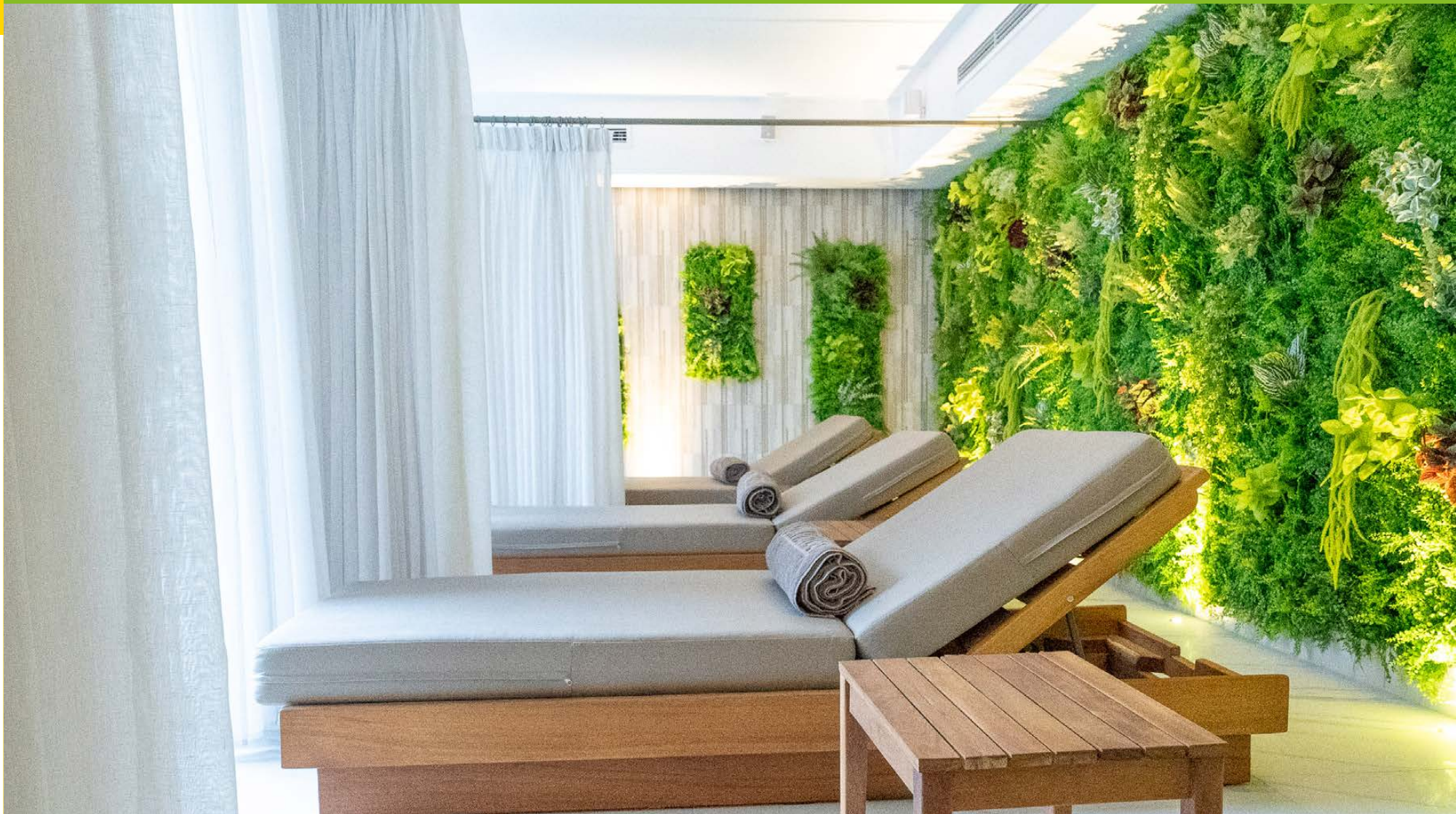




SUNVALLEY SPA











“ Professional tennis court located in the valley, overlooking both the sea and the mountains, surrounded by nature, peace and with full privacy for the best of focus on the game. ”



“ Offering both indoor and outdoor kids’ playgrounds close to restaurant and pools for kids’ entertainment and parents’ relaxation. ”



The first and only in Northern Cyprus



“ Paddle Tennis Arena offers 2 fully equipped and professional paddle tennis courts which in fact were the first ones to be built on the island. ”

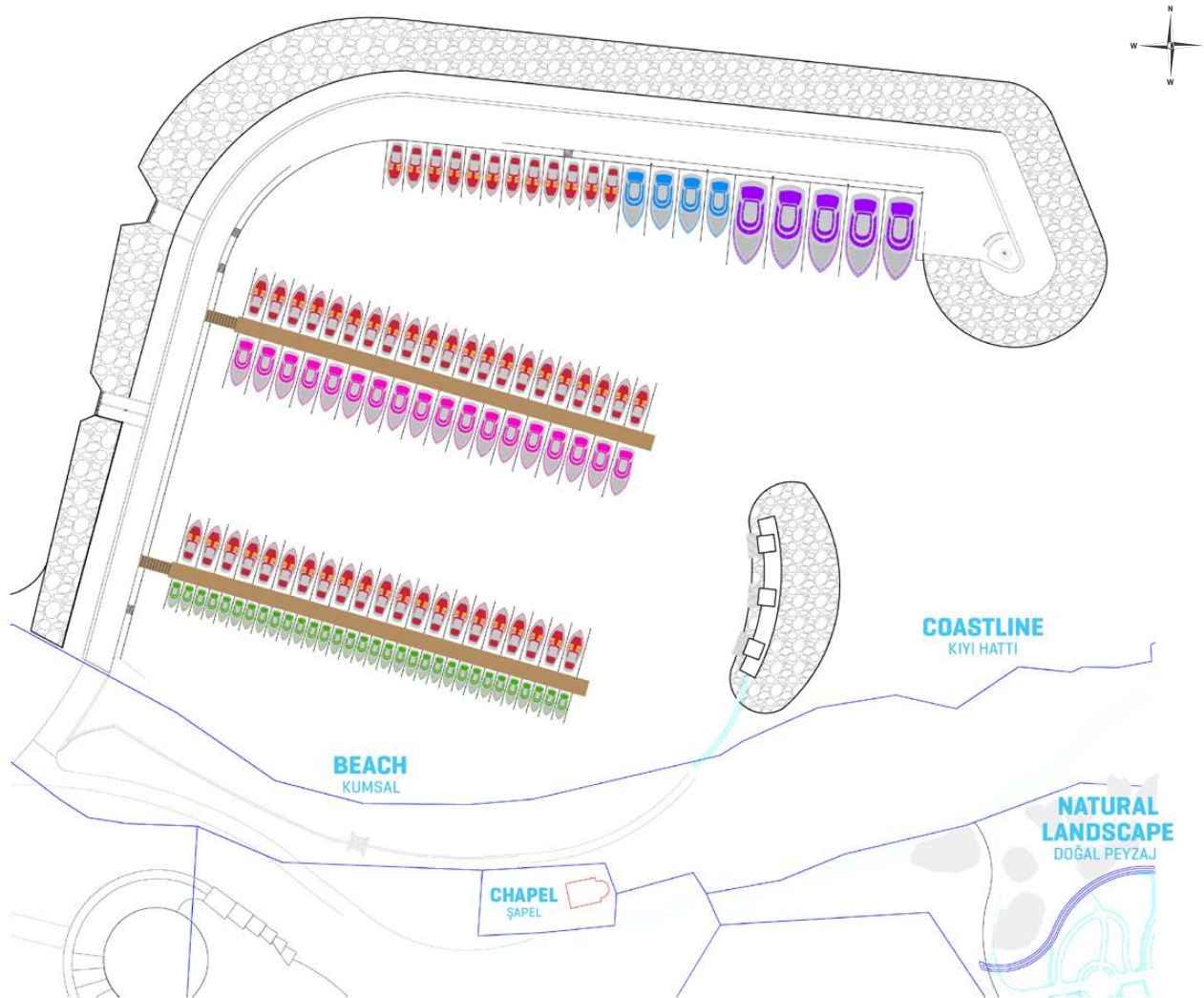


# SUN VALLEY

## MARINA

“SunValley Marina is the only existing marina located in front of a resident’s area in Esentepe which is our highest value in the resort and residency.”

- Sun Valley Marina ★
- Beach Club ★
- Marina
- Cafe
- TARO Marina
- Shops
- 360 Bar



# SUN VALLEY MARINA

## Total 113 Yatch

- **32** [8m yatch]
- **54** [12m yatch]
- **18** [15m yatch]
- **4** [18m yatch]
- **5** [24m yatch]

Estimated full completion **2024**

# SUN VALLEY

## BEACH CLUB



“ Sun Valley Beach Club will be another prestigious facility in our resort and residency that will not only impact our residents positively, but the whole area and country with its focus on detail and high quality lifestyle. ”

# SEA SIDE MARINA Area

## Layout Plan

FACILITIES / Coming Soon



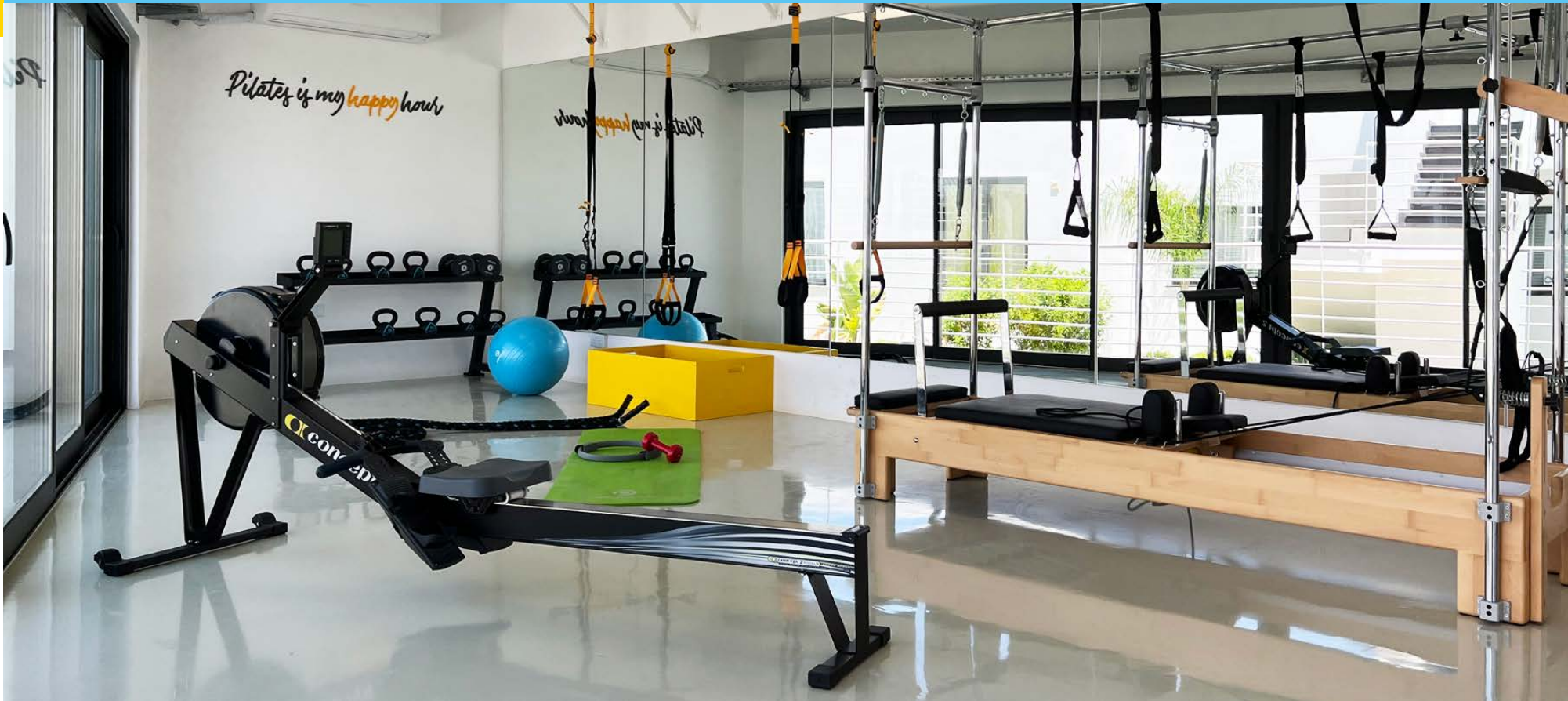
# TOTAL POOLS

**MOUNTAIN SIDE - 10 pools** [7 finished and 3 under construction]  
**SEA SIDE - 3 pools** [2 finished and 1 under construction]  
**COUNTRY SIDE - 8 pools** [all off plan]



“ We have added a pool to almost every village so that residents can have an easy and relaxed life, close to water. ”



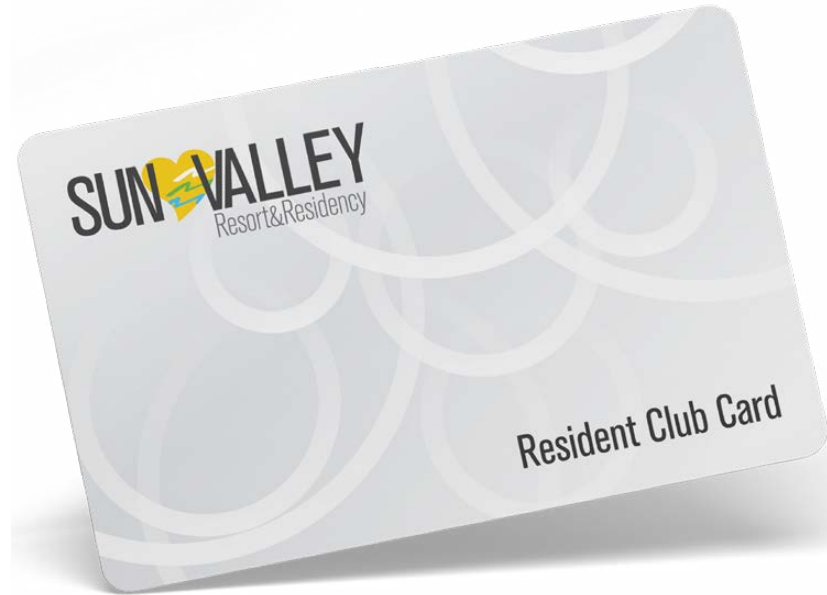


“ Despite the existence of our large gym in Heart Centre, we are offering smaller gyms in each Sun Valley region free of charge for all residents and guests ”

# COMING SOON

## Resident Club Card

- Daily use of Facilities
- Free Access
- Discounted Rates
- Gifts
- Other Privileges



“ Get the best out of Sun Valley Resort & Residency by using our Membership Card”

# COMING SOON

## COUNTRY SIDE

### EAST

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- Taro East Restaurant
- Gentleman Club
- Business Center
- Gym
- Pools
- Kids Playground [Outdoor]

### WEST

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- Taro West Restaurant
- Taro West Cafe & Bar
- Taro West Family Cafe
- Gym
- Hotel ★
- Basketball Courts
- Beach Volleyball Courts
- Tennis Courts
- Kids Playground [Indoor & Outdoor]

**TAROEAST**  
RESTAURANT

**TAROWEST**  
RESTAURANT

**OBARWEST**

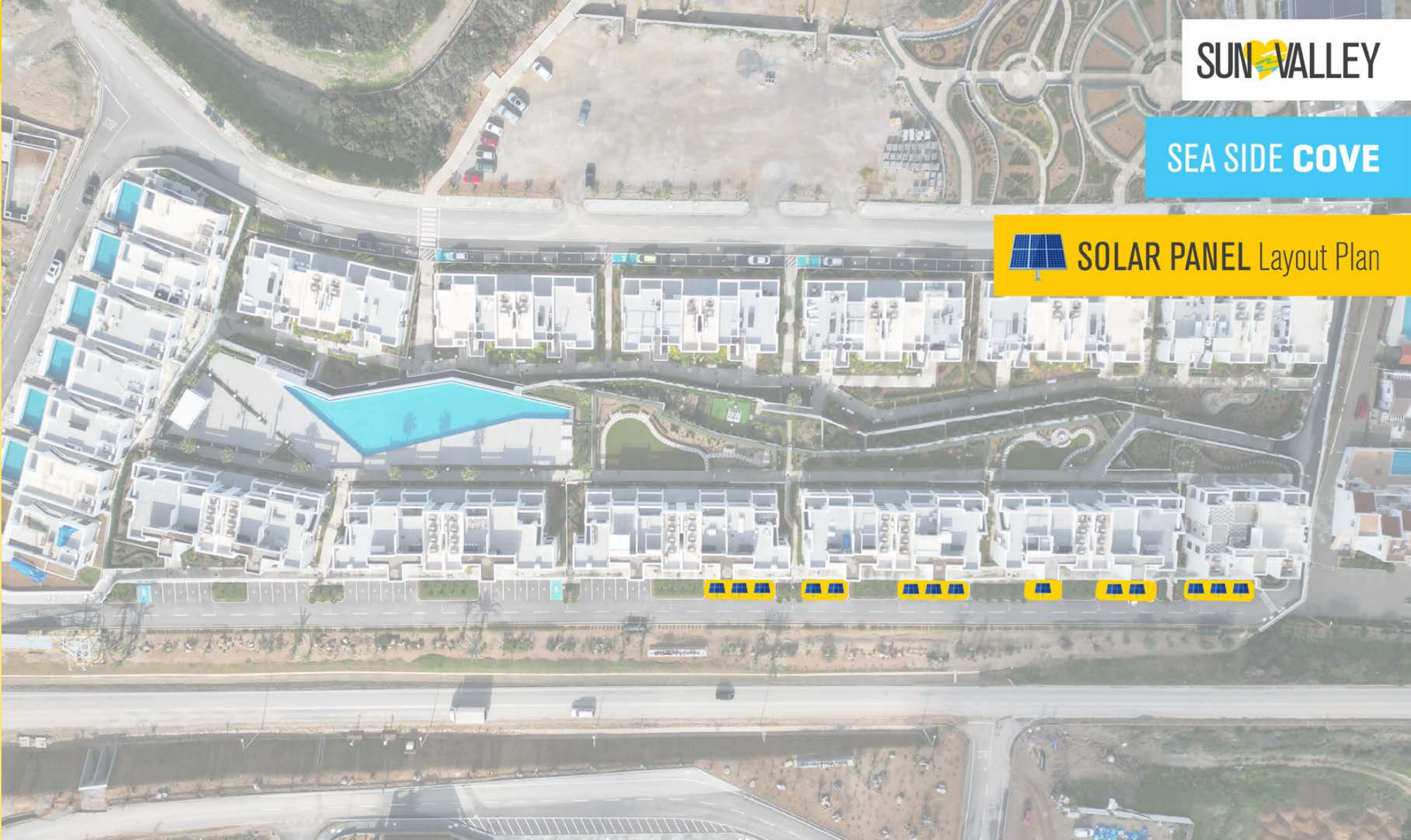
**TAROWEST**  
FAMILY CAFE

**GENTLEMAN**  
**CLUB**

**TAROWEST**  
CAFE







# RENTAL INCOME

# NET 4-8%

return of investment on rental income in Sun Valley Resort & Residency



# PEOPLE

In Sun Valley, you're not just buying a property, you're buying good neighborly living

“ Quality people brings quality life ”

# SUMMARY

## Capital Growth

We see a “**Capital Growth**” in SunValley Resort & Residency an average of:

- Our projects increase in value by **10-15%** per year.
- Some of our projects have increased in value by **100%** over a two year period.
- Some people see at least **30%** profit during the construction phase when investing in our off-plan projects.

# NUMBERS

**RENTAL  
INCOME**

+

**CAPITAL  
GROWTH**

=

**TOTAL  
ROI**

Return on Investment

# RENTAL INCOME NUMBERS

This report is from 2024

Area	Type	Average Rental Days / Year	Rental Price / Night	Total Gross Income	Average Total Costs ( 35%)	Total Net Income	Sales Value	Yearly Rental Return
SUNVALLEY MOUNTAIN SIDE	1 Bedroom Apartment	180	£ 100	£ 18,000	£ 6,300	£ 11,700	£ 190,000	6,2 %
SUNVALLEY MOUNTAIN SIDE	2 Bedroom Apartment	180	£ 165	£ 29,700	£ 10,395	£19,305	£ 290,000	6,7 %
SUNVALLEY MOUNTAIN SIDE	3 Bedroom Apartment	180	£ 185	£ 33,300	£ 11,655	£ 21,645	£ 320,000	6,8 %
SUNVALLEY MOUNTAIN SIDE	4 Bedroom Villa	180	£ 300	£ 54,000	£ 18,900	£ 35,100	£ 800,000	4,4 %
SUNVALLEY MOUNTAIN SIDE	Studio Apartment	180	£ 80	£ 14,400	£ 5,040	£9,360	£ 130,000	7,2 %
SUNVALLEY MOUNTAIN SIDE	1 Bedroom Apartment	180	£ 100	£ 18,000	£ 6,300	£ 11,700	£ 200,000	5,9 %
SUNVALLEY MOUNTAIN SIDE	2 Bedroom Apartment	180	£ 185	£ 33,300	£ 11,655	£ 21,645	£ 300,000	7,2 %
SUNVALLEY MOUNTAIN SIDE	3 Bedroom Apartment	180	£ 195	£ 35,100	£ 12,285	£ 22,815	£ 400,000	5,7 %
SUNVALLEY MOUNTAIN SIDE	3 Bedroom Bungalow	180	£ 300	£ 54,000	£ 18,900	£ 35,100	£ 700,000	5,0 %

# CAPITAL GROWTH NUMBERS

From the period of 2016 until 2024

This report was made in 2023

Project Name	Unit	Type	Floor	Closed Area (sqm)	Terrace	Roof Terrace	Year	Sale Price	Resale Year	Resale Price	Capital Growth	Yearly Capital Growth
PINE Valley	C2-4	Corner 2 Bedroom	Penthouse	105	21,5	100	2016	£ 80,655	2019	£ 170,000	110 %	37 %
PINE Valley	B2-2	Corner 2 Bedroom	Ground	105	21,5	100	2016	£ 80,000	2022	£ 225,000	181 %	30 %
ELEGANCE	C7	2 Bedroom	Penthouse	80	7,5	50	2018	£ 134,900	2022	£ 264,900	96 %	24 %
COVE	B2	2 Bedroom	Ground	80	30	35	2018	£ 169,900	2022	£ 299,900	77 %	19 %
COVE Garden	A14	2 Bedroom	Loft Penthouse	85	8	45	2019	£ 99,900	2022	£ 210,000	110 %	37 %
COVE Garden	C21	Studio	Ground	40	8	-	2019	£ 49,900	2022	£ 89,900	80 %	27 %
COVE Garden	B8	3 Bedroom	Loft Penthouse	140	20	40	2019	£ 170,000	2022	£ 325,000	91 %	30 %
INFINITY	A7	2 Bedroom	Penthouse	105	7,5	55	2018	£ 170,000	2023	£ 394,900	132 %	26 %
COVE Garden	B13	1 Bedroom	Ground	55	20	-	2019	£ 64,000	2023	£ 180,000	181 %	45 %
COVE Garden	A17	2 Bedroom	Loft Penthouse	75	6	45	2019	£ 99,900	2023	£ 284,900	185 %	46 %
COVE	E3	2 Bedroom	Ground / Penthouse	190	30	40	2019	£ 160,000	2023	£ 449,900	181 %	45 %

# TOTAL ROI

## Return on Investment

This report is from 2024

Area	Type	Sales Value	Average Yearly Rental Return	Average Yearly Capital Growth	Average Yearly Return on Investment
SUNVALLEY MOUNTAIN SIDE	1 Bedroom Apartment	£ 190,000	6,2 %	20 %	26,2 %
SUNVALLEY MOUNTAIN SIDE	2 Bedroom Apartment	£ 290,000	6,7 %	29 %	35,7 %
SUNVALLEY MOUNTAIN SIDE	3 Bedroom Apartment	£ 320,000	6,8 %	31 %	37,8 %
SUNVALLEY MOUNTAIN SIDE	4 Bedroom Villa	£ 800,000	4,4 %	41 %	45,4 %
SUNVALLEY SEA SIDE	Studio Apartment	£ 130,000	7,2 %	27 %	34,2 %
SUNVALLEY SEA SIDE	1 Bedroom Apartment	£ 200,000	5,9 %	45 %	50,9 %
SUNVALLEY SEA SIDE	2 Bedroom Apartment	£ 300,000	7,2 %	41 %	48,2 %
SUNVALLEY SEA SIDE	3 Bedroom Apartment	£ 400,000	5,7 %	38 %	53,7 %
SUNVALLEY SEA SIDE	3 Bedroom Bungalow	£ 700,000	5 %	33 %	38 %





projects for sale in

**SUN**  **VALLEY**



# MOUNTAIN SIDE

234  
UNITS

**INFINITY**  
Village

**ELEGANCE**  
Village

**PINE Valley**  
Village

**BLUE**  
Village

**BLUE Botanic**  
Village

**SUNSET**  
Village

**ROSE**  
Village

**HEAVEN'S HILL**  
Village I

**HEAVEN'S HILL**  
Village II

# SEASIDE

211  
UNITS

**COVE**  
Village

**COVE Garden**  
Village

**COVE Garden**  
Village II

# COUNTRY SIDE EAST

213  
UNITS

**HANGING GARDENS**  
Village

**WONDER STONES**  
Village

**GOLDEN CIRCLE**  
Village

# COUNTRY SIDE WEST

486  
UNITS

**OASIS**  
Village

**LAKE GARDEN**  
Village

**SUNNY HILL**  
Village

# HEAVEN'S Hill

Village I



# HEAVEN'S Hill

Village I

Layout View



**HEAVEN'S Hill**  
Village I

Pool View



# HEAVEN'S Hill

Village I

## Living Room



**HEAVEN'S Hill**  
Village I

Night View



# HEAVEN'S Hill

## Village I

Numbers

 **TOTAL LAND AREA:**  
**12,028 m<sup>2</sup>**

**TOTAL CONSTRUCTION AREA:**  
**4,129.25 m<sup>2</sup>**

 **TOTAL UNITS: 41** [32 apartments + 4 villas + 5 bungalows]

1 bedroom corner ground floor apartment [4 units]

1 bedroom middle ground floor apartment [8 units]

2 bedroom corner ground floor apartment [2 units]

2 bedroom middle ground floor apartment [2 units]

2 bedroom corner penthouse [2 units]

2 bedroom middle penthouse [2 units]

2 bedroom corner loft [4 units]

2 bedroom middle penthouse [8 units]

 **TOTAL POOLS: 1** [communal]

Villas and Bungalows have their own private pool

# HEAVEN'S Hill

## Village II



**HEAVEN'S Hill**  
Village II



**HEAVEN'S Hill**  
Village II



**HEAVEN'S Hill**  
Village II



**HEAVEN'S Hill**  
Village II



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Village II



**HEAVEN'S Hill**  
Village II



**HEAVEN'S Hill**  
Village II



# HEAVEN'S Hill

Village II



# HEAVEN'S Hill

## Village II

Numbers

 **TOTAL LAND AREA:**  
**5,737 m<sup>2</sup>**

**TOTAL CONSTRUCTION AREA:**  
**2,110 m<sup>2</sup>**

 **TOTAL UNITS: 36**

- 1 bedroom corner ground floor apartment [8 units]
- 1 bedroom middle ground floor apartment [10 units]
- 2 bedroom corner loft penthouse [8 units]
- 2 bedroom middle loft penthouse [10 units]

 **TOTAL POOLS: 1** [communal]

EAST



## EAST

Layout View - from sea side



## EAST

Layout View - from mountain side



# EAST

Layout View



**EAST**

**HANGING  
GARDENS**

Village

**WONDER  
STONES**

Village

**GOLDEN  
CIRCLE**

Village

EAST

HANGING GARDENS Village



EAST

HANGING GARDENS Village



EAST

WONDER STONES Village



EAST

WONDER STONES Village



EAST

**GOLDEN CIRCLE** Village



EAST

**GOLDEN CIRCLE** Village



EAST



EAST

Bedroom



EAST

Living Room



**EAST**

Bathroom



## EAST

Numbers



TOTAL LAND AREA:

**45,630 m<sup>2</sup>**

TOTAL CONSTRUCTION AREA:

**16,609 m<sup>2</sup>**TOTAL VILLAGES: **3**TOTAL UNITS: **213**

Studio apartments [108 units]

3 bedroom apartments [8 units]

1 bedroom apartments [26 units]

3 bedroom villa [29 units]

2 bedroom apartments [32 units]

4 bedroom villa [10 units]

TOTAL POOLS: **3**

# WEST



WEST

SUN VALLEY  
MARINA



WEST



**WEST**

Gate



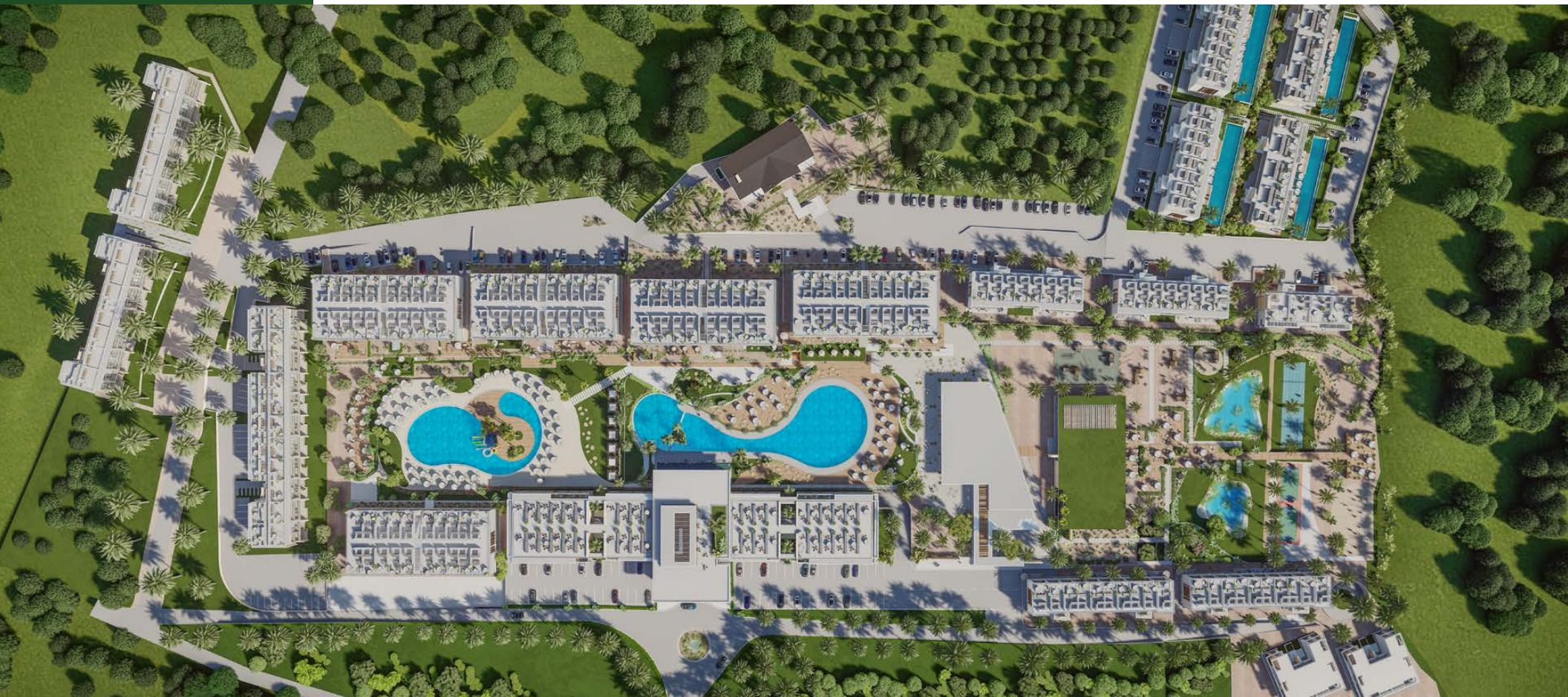
# WEST

Entrance



# WEST

Layout View



WEST

Reception / Lobby



**WEST**

**OASIS**  
Village

**LAKE  
GARDEN**  
Village

**SUNNY  
HILL**  
Village

# WEST

## OASIS Village



WEST

OASIS Village



# WEST

## OASIS Village



WEST

OASIS Village



WEST

OASIS Village



WEST

OASIS Village



# WEST

## OASIS Village



# WEST

## OASIS Village



# WEST

**OASIS** Village



# WEST

## LAKE GARDEN Village



# WEST

## LAKE GARDEN Village



**WEST**

**LAKE GARDEN** Village



# WEST

## LAKE GARDEN Village



# WEST

## SUNNY HILL Village



WEST

SUNNY HILL Village



WEST

Bedroom



WEST

Living Room



WEST

Living Room



## WEST

## Living Room



WEST

Terrace



# WEST

Exterior



# WEST

Exterior



# WEST

Exterior



# WEST

Exterior



## WEST

Numbers

 TOTAL LAND AREA:**87,763 m<sup>2</sup>**

TOTAL CONSTRUCTION AREA:

**27,700 m<sup>2</sup>** TOTAL VILLAGES: **3** TOTAL UNITS: **486**

Studio apartment [214 units]

1+1 apartment [190 units]

2+1 apartment [74 units]

3+1 apartment [8 units]

 TOTAL POOLS: **6**

# PAYMENT PLAN OPTIONS

## **Interest Free Payment Plan:**

- 35% of the sale price is payable upon the signing of the Contract of Sale
- 65% of the sale price is payable until completion in monthly installments starting on the 15th the month after the signing of the Contract of Sale

## **Ultra Flexible Payment Plan:**

- 35% of the sale price is payable upon the signing of the Contract of Sale
- 35% of the sale price is payable until completion in monthly installments starting on the 15th the month after the signing of the Contract of Sale
- 30% of the sale price is payable over 24 months in monthly installments with 10% interest per annum

To find out more about our projects and prices, please visit our website

[www.sunvalleycyprus.com/sales](http://www.sunvalleycyprus.com/sales)

and 360° virtual tour

[www.sunvalleycyprus.com/360](http://www.sunvalleycyprus.com/360)

# SUN VALLEY

Resort & Residency

