

Above and Beyond:  
Tales of Heights and Hills

**MOUNTAIN SIDE**

# HEAVEN'S HILL

## Village II

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

🇬🇧 HEAVEN'S Hill Village II is the second phase of our project with the same name, nestled secretly in serene and exotic green surroundings high up on SunValley Mountainside, offering marvelous views of the Five Finger Mountains. These beautiful apartments are designed to integrate seamlessly with the natural environment, providing guests with a sense of tranquility and escape from the hustle and bustle of urban life.

🇹🇷 HEAVEN'S Hill Village II, SunValley Dağları'nın yüksek kesimlerinde, Beş Parmak Dağları'nın muhteşem manzarasına sahip, sakin ve egzotik yeşil bir ortamda gizlice yer alan, aynı isimli projenin ikinci aşamasıdır. Doğal çevreyle uyumlu olarak tasarlanan bu muhteşem daireler, konuklarına huzur dolu bir atmosfer ve şehir hayatının koşuşturmacasından kaçış imkanı sunmaktadır.

🇷🇺 это наша вторая фаза одноименного проекта, укротно расположенная в безмятежной зеленой местности высоко на склоне холма SunValley с чудесным видом на горный хребет Пяти Пальцев. Эти красивые апартаменты спроектированы так, чтобы гармонично вписаться в окружающую среду, обеспечивая гостям ощущение спокойствия и отвлечения от шума и суеты городской жизни.

🇩🇪 HEAVEN'S Hill Village II ist die zweite Phase unseres gleichnamigen Projekts. Es liegt versteckt in einer ruhigen und exotischen grünen Umgebung hoch oben in SunValley Mountainside mit herrlichem Blick auf die Five Finger Mountains. Diese wunderschönen Wohnungen sind so konzipiert, dass sie sich in die natürliche Umgebung einfügen und den Gästen ein Gefühl der Ruhe vermitteln und ihnen die Möglichkeit geben, der Hektik des städtischen Lebens zu entfliehen.



# HEAVEN'S Hill Village II

## HEAVEN'S Hill Village II by Numbers

Sayılarla **HEAVEN'S Hill** Village II

📏 **Total Land Area: 5737 m<sup>2</sup>**

**Total Construction Area: 2110 m<sup>2</sup>**

🏠 **Total Units: 36**  
2 Blocks

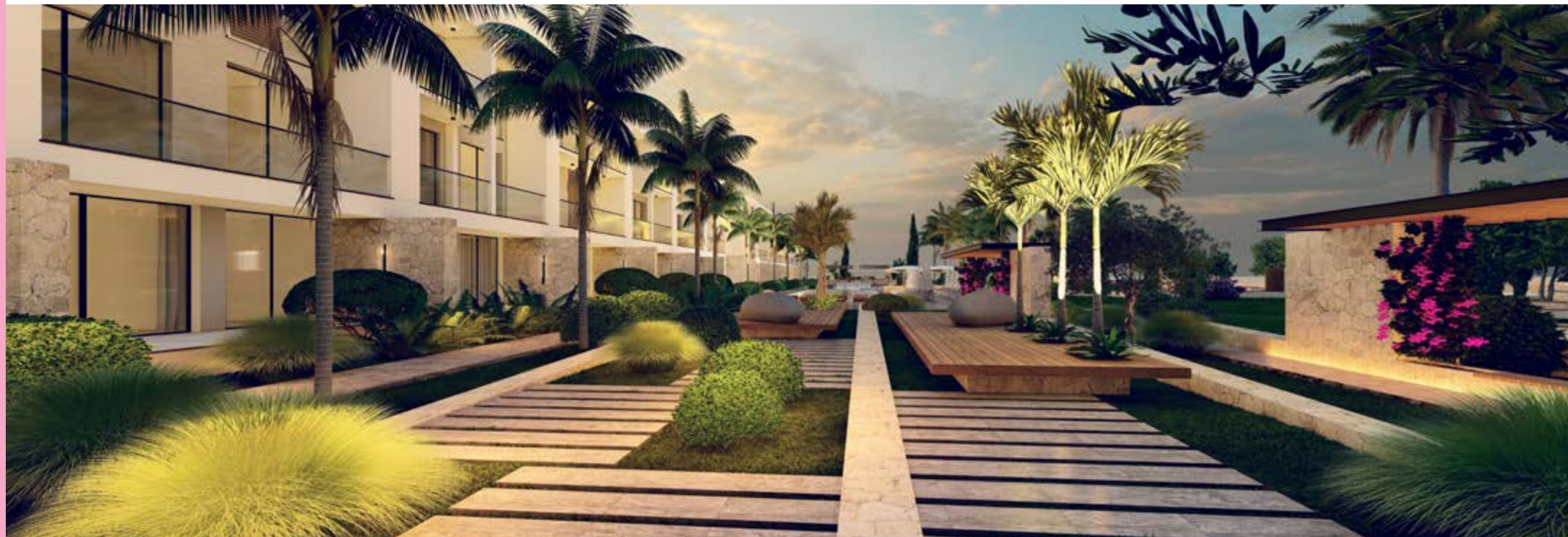
1 bedroom corner ground floor apartment [8 units]  
1 bedroom middle ground floor apartment [10 units]  
2 bedroom corner loft penthouse [8 units]  
2 bedroom middle loft penthouse [10 units]

🏊 **Total Pools: 1 communal**



Above and Beyond: Tales of Heights and Hills

**HEAVEN'S Hill**  
Village II





HEAVEN'S HILL  
Village II

HEAVEN'S HILL  
Village II

# GROUND FLOOR

C and D Blocks 1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9



# FIRST FLOOR

C and D Blocks 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18



# MEZZANINE FLOOR

C and D Blocks 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18

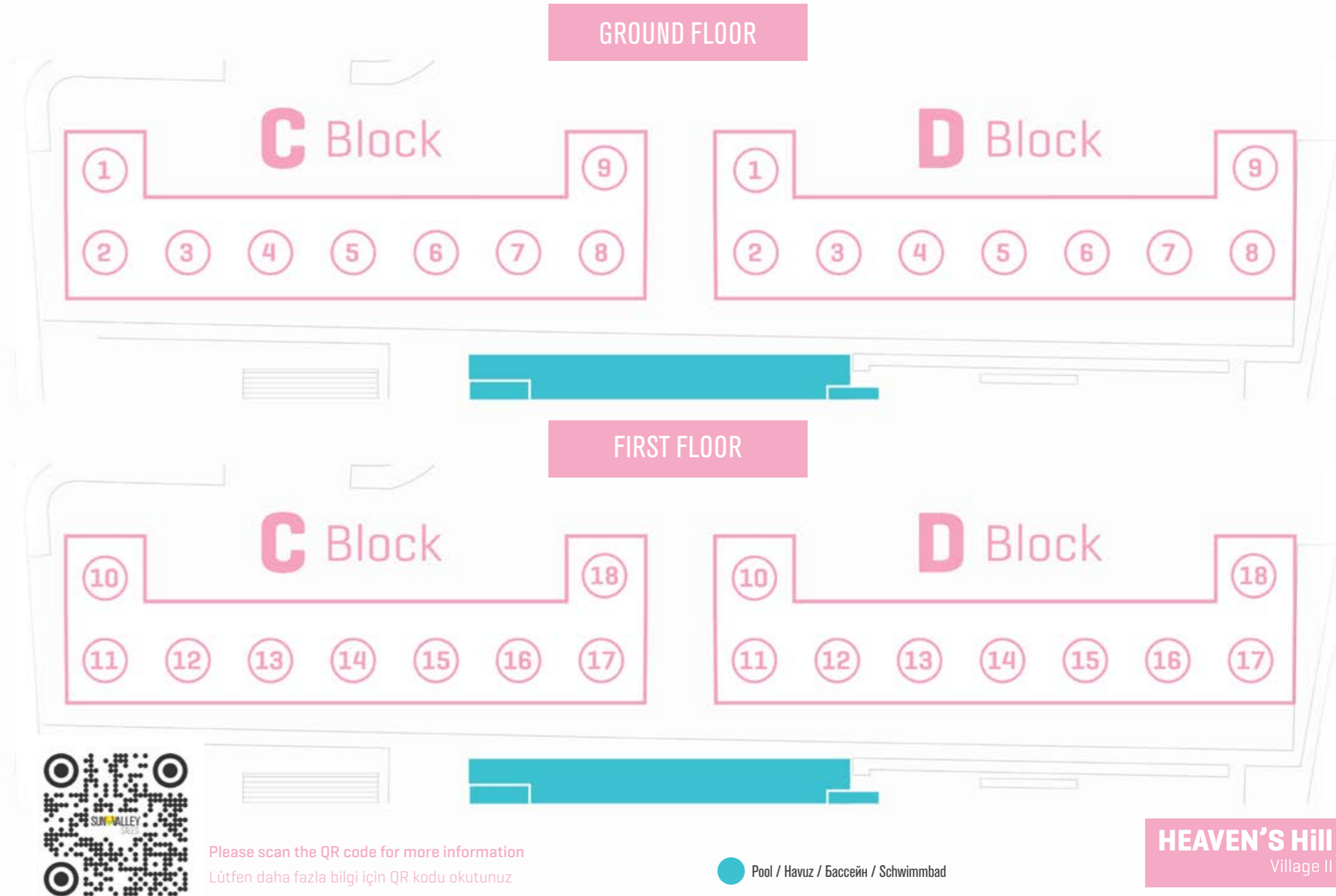


# ROOF TERRACE

C and D Blocks 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18



NO	PROPERTY TYPE	FLOOR	CLOSED GROSS AREA m <sup>2</sup>	CLOSED TERRACE AREA m <sup>2</sup>	TOTAL CLOSED AREA m <sup>2</sup>	OPEN TERRACE AREA m <sup>2</sup>	ROOF TERRACE AREA m <sup>2</sup>
C1	Corner 1-bedroom	Garden	41	11,5	52,5	3,5	-
C2	Corner 1-bedroom	Garden	41	11,5	52,5	3,5	-
C3	1-bedroom	Garden	41	11,5	52,5	3,5	-
C4	1-bedroom	Garden	41	11,5	52,5	3,5	-
C5	1-bedroom	Garden	41	11,5	52,5	3,5	-
C6	1-bedroom	Garden	41	11,5	52,5	3,5	-
C7	1-bedroom	Garden	41	11,5	52,5	3,5	-
C8	Corner 1-bedroom	Garden	41	11,5	52,5	3,5	-
C9	Corner 1-bedroom	Garden	41	11,5	52,5	3,5	-
C10	Corner 2-bedroom	Loft Penthouse	60	-	60	11,5	33,5
C11	Corner 2-bedroom	Loft Penthouse	60	6	66	11	33,5
C12	2-bedroom	Loft Penthouse	60	-	60	11,5	33,5
C13	2-bedroom	Loft Penthouse	60	6	66	11	33,5
C14	2-bedroom	Loft Penthouse	60	23	83	-	33,5
C15	2-bedroom	Loft Penthouse	60	6	66	11	33,5
C16	2-bedroom	Loft Penthouse	60	-	60	11,5	33,5
C17	Corner 2-bedroom	Loft Penthouse	60	23	83	-	33,5
C18	Corner 2-bedroom	Loft Penthouse	60	-	60	11,5	33,5
D1	Corner 1-bedroom	Garden	41	11,5	52,5	3,5	-
D2	Corner 1-bedroom	Garden	41	11,5	52,5	3,5	-
D3	1-bedroom	Garden	41	11,5	52,5	3,5	-
D4	1-bedroom	Garden	41	11,5	52,5	3,5	-
D5	1-bedroom	Garden	41	11,5	52,5	3,5	-
D6	1-bedroom	Garden	41	11,5	52,5	3,5	-
D7	1-bedroom	Garden	41	11,5	52,5	3,5	-
D8	Corner 1-bedroom	Garden	41	11,5	52,5	3,5	-
D9	Corner 1-bedroom	Garden	41	11,5	52,5	3,5	-
D10	Corner 2-bedroom	Loft Penthouse	60	-	60	11,5	33,5
D11	Corner 2-bedroom	Loft Penthouse	60	6	66	11	33,5
D12	2-bedroom	Loft Penthouse	60	-	60	11,5	33,5
D13	2-bedroom	Loft Penthouse	60	6	66	11	33,5
D14	2-bedroom	Loft Penthouse	60	23	83	-	33,5
D15	2-bedroom	Loft Penthouse	60	6	66	11	33,5
D16	2-bedroom	Loft Penthouse	60	-	60	11,5	33,5
D17	Corner 2-bedroom	Loft Penthouse	60	23	83	-	33,5
D18	Corner 2-bedroom	Loft Penthouse	60	-	60	11,5	33,5



Please scan the QR code for more information  
Lütfen daha fazla bilgi için QR kodu okutunuz

# SUN VALLEY

## Resort&Residency

Sun Valley Resort & Residency is an elegant community designed with a deep respect for both nature and human needs. It offers a peaceful, nature-centric lifestyle along with a wide range of facilities for an active and social lifestyle. The development is divided into three parts: Sun Valley Mountain-side, Sun Valley Seaside, and Sun Valley Countryside EAST & WEST. This grand resort and residency features luxurious apartments, townhouses, villas, and bungalows. Regardless of where one resides within Sun Valley Resort & Residency, they become part of a vibrant community that hosts numerous events, activities, and facilities catering to both children and adults.

Sun Valley Resort & Residency, doğaya ve insanların ihtiyaçlarına derin bir saygıyla tasarlanmış zarif bir topluluğu kapsar. Huzurlu ve doğa merkezli bir yaşam tarzı sunarken, aktif ve sosyal bir yaşam için birçok olanak sağlar. Sun Valley Mountainside, Sun Valley Seaside ve Sun Valley Countryside EAST & WEST olmak üzere üç bölüme ayrılan bu büyük tatil köyü ve yerleşim alanı, lüks daireler, şehir evleri, villalar ve bungalovlar gibi çeşitli konut seçeneklerini sunar. Sun Valley Resort & Residency’de nerede olursanız olun, çocuklara ve yetişkinlere hitap eden birçok etkinlik, faaliyet ve tesise ev sahipliği yapan canlı bir topluluğun parçası olursunuz.

Sun Valley Resort & Residency представляет собой элитный комплекс, спроектированный с особым почтением к природе и к потребностям жителей. Он предлагает мирную и направленную на окружающую природу жизнь наряду с множеством удобств для активного и социального образа жизни. Разделенный на три части - Sun Valley Mountainside, Sun Valley Seaside и Sun Valley Countryside East & West - этот грандиозный курортно-жилой комплекс предлагает ряд роскошных квартир, таунхаусов, вилл и бунгало. В независимости от места проживания в Sun Valley Resort & Residency, каждый становится частью оживленного сообщества, в котором проводятся многочисленные мероприятия, развлечения и инфраструктура, ориентированные как на взрослых, так и на детей.

Sun Valley Resort & Residency umfasst eine elegante Gemeinschaft, die mit großer Ehrfurcht vor der Natur und den Bedürfnissen der Menschen gestaltet wurde. Es bietet einen friedlichen und naturzentrierten Lebensstil sowie eine Vielzahl von Einrichtungen für ein aktives und soziales Leben. Aufgeteilt in drei Teile - Sun Valley Mountainside, Sun Valley Seaside und Sun Valley Countryside EAST & WEST - bietet diese große Ferienanlage und Wohnanlage eine Auswahl an luxuriösen Apartments, Stadthäusern, Villen und Bungalows. Unabhängig davon, wo man innerhalb des Sun Valley Resort & Residency wohnt, wird man Teil einer lebendigen Gemeinschaft, die zahlreiche Veranstaltungen, Aktivitäten und Einrichtungen für Kinder und Erwachsene bietet.



### MOUNTAIN SIDE

### SEA SIDE

#### INFINITY

Village

#### ELEGANCE

Village

#### PINE Valley

Village

#### BLUE

Village

#### BLUE Botanic

Village

#### SUNSET

Village

#### ROSE

Village

#### HEAVEN'S Hill

Village I

#### COVE

Village

#### COVE Garden

Village I | Village II



Total Area: 8,950 m<sup>2</sup>  
Total Units: 28  
Total Pools: 3



Total Area: 9,775 m<sup>2</sup>  
Total Units: 24  
Total Pools: 1



Total Area: 18,794 m<sup>2</sup>  
Total Units: 56  
Total Pools: 2  
48 apartments + 8 villas



Total Area: 3,426 m<sup>2</sup>  
Total Units: 10  
Total Pools: 1



Total Area: 2,676 m<sup>2</sup>  
Total Units: 8



Total Area: 3,226 m<sup>2</sup>  
Total Units: 7  
4 apartments + 3 villas



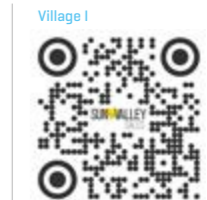
Total Area: 4,035 m<sup>2</sup>  
Total Units: 24  
Total Pools: 1



Total Area: 12,028 m<sup>2</sup>  
Total Units: 41 Total  
Pools: 1  
32 apartments + 4 villas + 5 Bungalows



Total Area: 18,010 m<sup>2</sup>  
Total Units: 75  
Total Pools: 1  
68 apartments + 7 bungalows



# WHAT IS SUNVALLEY?

SUN VALLEY NEDİR?

**SUN VALLEY** is meaning of;  
Resort&Residency 'in anlamı;

## ■ LIFESTYLE YAŞAM TARZI / СТИЛЬ ЖИЗНИ / LEBENSSTIL

Don't wait until you are old to improve your life and outcome  
Hayatınızı ve yaşam tarzınızı iyileştirmek için yaşlanana kadar beklemeyin

## ■ QUALITY KALİTE / КАЧЕСТВО / QUALITÄT

Quality is never an accident, it is result of intelligent efforts  
Kalite asla bir tesadüf değildir, akıllı çabaların sonucudur

## ■ TRANQUILITY HUZUR / ПОКОЙ / RUHE

There is no greater wealth than the tranquillity of the body, mind, and soul  
Beden, zihin ve ruh huzurundan daha büyük bir zenginlik yoktur.

## ■ PEACE BARIŞ / МИРНЫЙ / FRIEDEN

A peaceful home is the key for a happy life  
Huzurlu bir yuva, mutlu bir yaşamın anahtarıdır

## ■ NATURE DOĞA / ПРИРОДА / NATUR

Surround yourself with nature, it is the best medicine for the heart  
Kendinizi doğa ile kuşatın, kalp için en iyi ilaçtır

COUNTRY SIDE

EAST



COUNTRY SIDE

WEST



SUN VALLEY  
MARINA



Why invest in **SUN VALLEY** proven "Capital Growth" based on the following:  
Resort&Residency

Neden aşağıdakilere dayalı olarak **SUN VALLEY** Resort & Residency'de kanıtlanmış "Sermaye Büyümesi"ne yatırım yapmalısınız:

## ■ LOCATION LOKASYON / МЕСТОПОЛОЖЕНИЕ / LAGE

## ■ QUALITY KALİTE / КАЧЕСТВО / QUALITÄT

## ■ MANAGEMENT YÖNETİM / УПРАВЛЕНИЕ / MANAGEMENT

## ■ FACILITIES TESİSLER / УДОБСТВА / EINRICHTUNGEN

## ■ RENTAL INCOME KİRA GELİRİ / ДОХОД ОТ АРЕНДЫ / MIETEINNAHMEN

## ■ PEOPLE KOMŞULUK / ЛЮДИ / MENSCHEN

For detailed report please contact with **SUN VALLEY** Sales team.  
Detaylı rapor için lütfen **SUN VALLEY** Sales satış ekibinden bilgi alınız.

Scan QR code for see  
RESALE information





**TARO**  
RISTORANTE & BAR

🇬🇧 Taro Ristorante & Bar is the premier restaurant in SUN VALLEY Mountainside with magnificent mountain and sea view among lush pine trees. Taro Ristorante & Bar offers fine dining for breakfast, lunch and dinner with a wide range of international cuisines, classic cocktails and an excellent wine cellar containing exclusive wines from around the world at extremely affordable prices.

🇹🇷 Taro Ristorante & Bar, yemyeşil çam ağaçları arasında muhteşem dağ ve deniz manzaralı SUN VALLEY Mountainside'daki ana restorandır. Taro Ristorante & Bar, çok çeşitli dünya mutfaklarından çeşitli kahvaltı, öğle ve akşam yemekleri, klasik kokteyller ve dünyanın dört bir yanından seçkin şaraplardan oluşan mükemmel bir şarap mahzeni ile son derece uygun fiyatlarla kaliteli yemekler sunmaktadır.

🇷🇺 Ресторан и бар Taro - это главный ресторан в SUN VALLEY Mountainside с роскошным видом на горы и море среди пышных сосен. Отличительной чертой Taro является то, что он предлагает высококачественную кухню с богатым выбором блюд на завтрак, обед и ужин с разнообразными блюдами международной кухни, классические коктейли и превосходный винный погреб с отборными винами со всего мира, и все это по весьма доступным ценам.

🇩🇪 Das Taro Ristorante & Bar ist das führende Restaurant in SUN VALLEY Mountainside mit herrlichem Berg- und Meerblick inmitten üppiger Pinien. Das Taro Ristorante & Bar bietet gehobene Küche zum Frühstück, Mittag- und Abendessen mit einer großen Auswahl an internationalen Gerichten, klassischen Cocktails und einem ausgezeichneten Weinkeller mit exklusiven Weinen aus aller Welt zu äußerst erschwinglichen Preisen.



MOUNTAIN SIDE

🇬🇧 Heart Centre is our very own luxurious leisure centre located in the heart of SUN VALLEY Resort & Residency. Heart Centre is offering various facilities such as a GYM, managed by the world-famous and successful athlete Sami Hamidi, an INDOOR SWIMMING POOL with jacuzzi and panoramic sea views, SUN VALLEY SPA with 8 massages rooms, sauna, steam bath, adventure shower, hamam, Cryotherapy and a relaxing zen area, and The BEAT Events Centre which is a big conference hall suitable for both corporate and private events.

🇹🇷 Heart Center, SUN VALLEY Resort & Residency'nin kalbinde yer alan, lüks eğlence merkezimizdir. Heart Center'da dünyaca ünlü ve başarılı sporcu Sami Hamidi'nin yönettiği GYM, jakuzili ve panoramik deniz manzaralı KAPALI YÜZME HAVUZU, 8 masaj odası, sauna, buhar banyosu, macera duşu bulunan SUN VALLEY SPA, Türk hamamı, Kriyoterapi ve rahatlatıcı bir zen alanı ve hem kurumsal hem de özel etkinliklere uygun büyük bir konferans salonu olan The BEAT Events Centre bulunmaktadır.

🇷🇺 Heart Center — это наш собственный роскошный центр отдыха, расположенный в самом сердце SUN VALLEY Resort & Residency. Heart Centre предлагает различные услуги, такие как ТРЕНАЖЕРНЫЙ ЗАЛ, которым управляет всемирно известный и успешный спортсмен Сами Хамиди, КРЫТЫЙ ПОДОГРЕВАЕМЫЙ БАССЕЙН с джакузи и панорамным видом на море, SUN VALLEY SPA включает в себя 8 массажных комнат, сауну, паровую баню, тропический душ, хамам, капсулу для криотерапии и расслабляющую дзен-зону, а также The BEAT Events Center, представляющий собой большой конференц-зал, подходящий как для корпоративных, так и для частных мероприятий.

🇩🇪 Das Heart Centre ist unser eigenes luxuriöses Freizeitzentrum im Herzen des SUN VALLEY Resort & Residency. Das Heart Centre bietet verschiedene Einrichtungen wie ein GYM, das von dem weltberühmten und erfolgreichen Athleten Sami Hamidi geleitet wird, ein INDOOR SWIMMING POOL mit Jacuzzi und Panoramablick auf das Meer, SUN VALLEY SPA mit 8 Massageräumen, Sauna, Dampfbad, Erlebnisduche, Hamam, Kryotherapie und einem entspannenden Zen-Bereich sowie das BEAT Events Centre, ein großer Konferenzsaal, der sowohl für Firmen- als auch für Privatveranstaltungen geeignet ist.



**SUN VALLEY**  
PADDLE TENNIS  
ARENA

🇬🇧 SUN VALLEY Paddle Tennis Arena holds two newly built paddle tennis courts, which are in fact the very first ones in whole North Cyprus. Paddle is a form of tennis that is easy to play, fun and extremely sociable. It's played mainly in a doubles format on an enclosed court about a third of the size of a tennis court. Paddle tennis is one of the fastest growing sports across continental Europe and now you also have a chance to play in our very own community in North Cyprus.

🇹🇷 SUN VALLEY Paddle Tennis Arena, aslında tüm Kuzey Kıbrıs'ta bir ilk olan, yeni inşa edilmiş iki paddle tenis kortuna sahiptir. Paddle, oynaması kolay, eğlenceli ve son derece sosyal bir tenis türüdür. Bir tenis kortunun yaklaşık üçte biri büyüklüğündeki kapalı bir kortta çoğunlukla çiftler formatında oynanır. Paddle tenis, Avrupa kıtasında en hızlı büyüyen sporlardan biridir ve artık Kuzey Kıbrıs'ta kendi topluluğumuzda da oynama şansınız var.

🇷🇺 В SUN VALLEY Paddle Tennis Arena расположены два недавно построенных корта для пэддл-тенниса, которые в действительности являются самыми первыми на всем Северном Кипре. Пэддл - это вид тенниса, в который просто и увлекательно играть и который отличается особой социальной атмосферой. В него играют в основном в парном формате на закрытом корте размером примерно в треть от размера теннисного корта. Пэддл-теннис - один из динамично развивающихся видов спорта во всей континентальной Европе, и теперь у вас есть возможность играть и в нашей собственной коммуне на Северном Кипре.

🇩🇪 In der SUN VALLEY Paddle Tennis Arena gibt es zwei neu gebaute Paddle-Tennisplätze, die tatsächlich die allerersten in ganz Nord-zypern sind. Paddle ist eine Form des Tennis, die einfach zu spielen ist. Spaß macht und äußerst gesellig ist. Es wird hauptsächlich im Doppelformat auf einem geschlossenen Platz gespielt, der etwa ein Drittel der Größe eines Tennisplatzes hat. Paddel Tennis ist eine der am schnellsten wachsenden Sportarten in ganz Kontinentaleuropa und jetzt haben auch Sie die Chance dazu sie in unserer eigenen Community in Nordzypern zu spielen.



SEA SIDE

**SUN VALLEY**  
MARINA

🇬🇧 SUN VALLEY Marina is a development belonging to SUN VALLEY Resort & Residency and it is currently under construction and scheduled to be completed in 2024. The Marina has the capacity of allocating 113 yacht boats and with its completion it will become the second largest Marina in Northern Cyprus. Next to the Marina it will also be built a beach restaurant and bar, a beach club and a 360 bar that all together will add further value to SUN VALLEY Resort & Residency with its total completion in the following year.

🇹🇷 SUN VALLEY Marina, SUN VALLEY Resort & Residency'ye ait bir proje olup şu anda inşaatı devam etmektedir ve 2024 yılında tamamlanması planlanmaktadır. 113 yat tekne tahsis etme kapasitesine sahip olan Marina, tamamlanmasıyla Kuzey Kıbrıs'ın ikinci büyük Marina'sı olacak. Marinanın yanına ayrıca bir beach restoran ve bar, beach club ve 360 bar inşa edilecek ve bunların hepsi bir sonraki yıl tamamen tamamlanarak SUN VALLEY Resort & Residency'ye daha fazla değer katacak.

🇷🇺 SUN VALLEY Marina — это комплекс, принадлежащий SUN VALLEY Resort & Residency, в настоящее время он находится в стадии строительства, его завершение запланировано на 2024 год. В гавани могут разместиться 113 яхт, а после ее завершения она станет второй по величине пристанью на Северном Кипре. Рядом с пристанью также будут построены пляжный ресторан и бар, пляжный клуб и бар с обзором 360 градусов, которые в совокупности повысят ценность курорта SUN VALLEY Resort & Residency и будут полностью завершены в следующем году.

🇩🇪 Der SUN VALLEY Yachthafen ist ein Projekt, das zum SUN VALLEY Resort & Residency gehört. Er befindet sich derzeit im Bau und soll im Jahr 2024 fertiggestellt werden. Der Yachthafen hat eine Kapazität von 113 Yachten und wird nach seiner Fertigstellung der zweitgrößte Yachthafen in Nordzypern sein. Neben dem Yachthafen werden auch ein Strandrestaurant und eine Strandbar, ein Beach Club und eine 360-Bar gebaut, die alle zusammen den Wert des SUN VALLEY Resort & Residency erhöhen werden, wenn es im nächsten Jahr fertiggestellt ist.

# SUN VALLEY

Resort&Residency

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