



SAPPHIRE CALLS YOU TO YOUR NATURE



Avrasya Holding is an organization that is on its way to becoming a new generation, a new breath of architecture of contemporary and future-oriented buildings sought in the Northern Cyprus construction industry. We are here to meet all needs with our services equivalent to world standards, which we are proud to provide to our customers.

As a company that works tirelessly to build future-oriented contemporary housing projects with our 25 years of experience, we have aimed our mission as "creating living spaces where people can feel happiness, peace and security, one of the most important elements that meet their life goals." As Avrasya Holding Limited, the importance we attach to environmental awareness and nature- and human-friendly structures are the most fundamental values in our ideas. By considering the future and social elements, we use all our construction and building materials in the developed and developing world and in our country in order to provide a world-class, European service to our customers; We analyze, select and use them down to the smallest detail with our subsidiaries that work in the light of the same goal as our company.



SAPPHIRE  
VILLAS  
KYRENIA





SAPPHIRE VILLAS located at the foothills of BEŞPARMAK mountains of KYRENIA

With its location overlooking the city life of Kyrenia, it is within easy reach of the city center, the Port area, Hotels, University campuses and the most popular Restaurants and sightseeing places via main and secondary roads.

It offers you a brand new living space with 44 twin type 3+1 luxury VILLAS, 12 super comfortable 2+1 apartments with terraces and 2 swimming pools in common areas.







SAPPHIRE  
VILLAS  
KYRENIA



**If you want, Holiday, Education and Entertainment, Life and Investment if you want. The options are up to you. Whatever your needs, you are now in the right project where you can immediately access all the opportunities CYPRUS offers you.**

# SAPPHIRE VILLAS







**Site Security barrier and Security Building**

**Site Security Camera System**

**Site Lighting System**

**Site-wide central water tank**

**Site-wide Generator**

**Open and closed car parking**

**Within the Social Activity Area / Shower / Vitamin Bar**

**1. Common swimming pool 360 m2 (h 1 m - > 1.5 m)**

**Children's pool 90 m2 (h 0.45 m)**

**2. Common swimming pool 350 m2 (h 1 m - > 1.5 m)**

**Children's pool 100 m2 (h 0.45 m)**

**Sun Terraces**

**Green areas 7,500 m2**





PANAROMA

VISTA

CASCADE

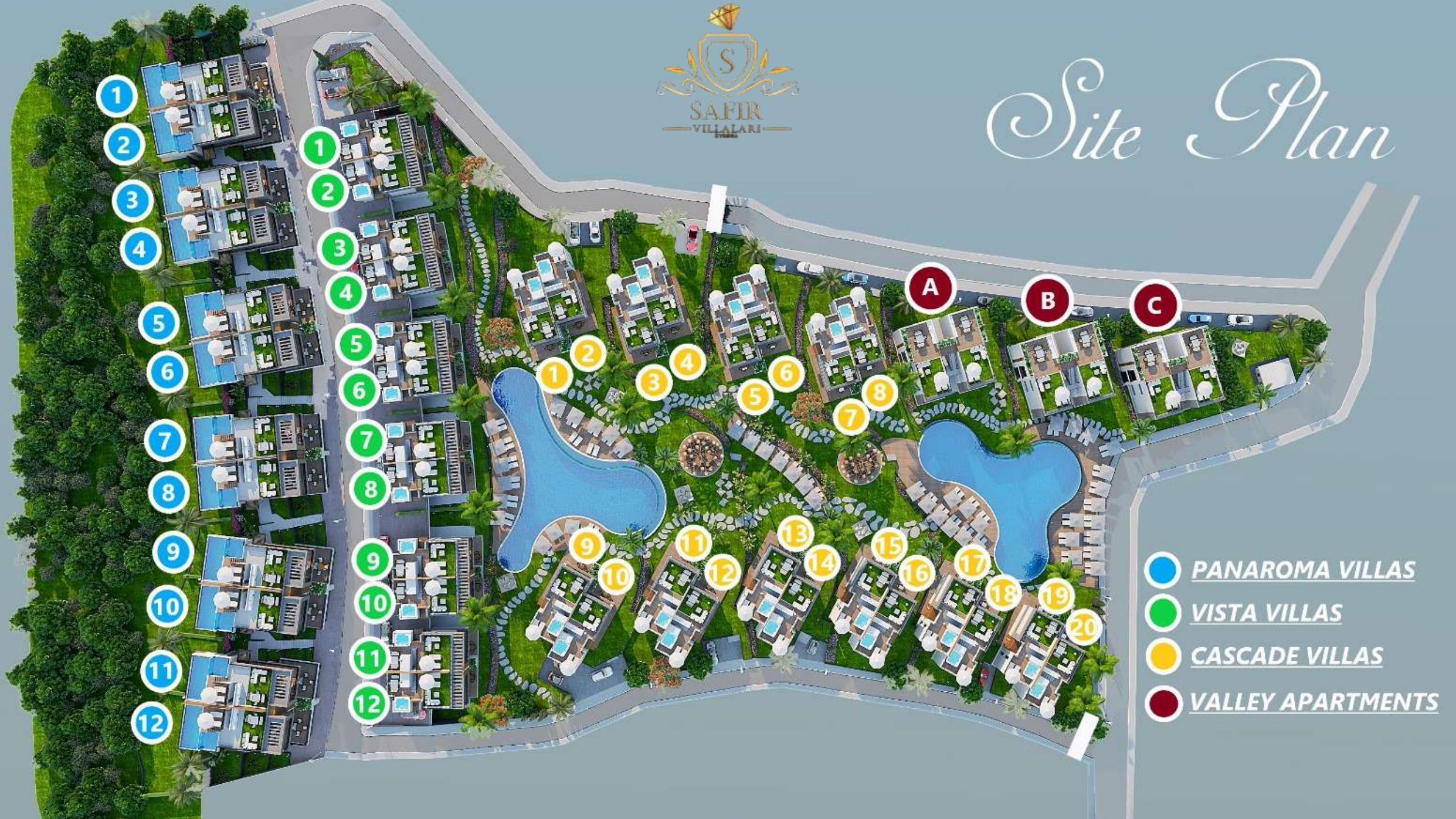
CASCADE

VALLEY

PARADISE VILLAS



# Site Plan



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-  PANAROMA VILLAS
-  VISTA VILLAS
-  CASCADE VILLAS
-  VALLEY APARTMENTS



PANAROMA VILLAS

# PANAROMA VILLAS

6 BLOCKS / 12 Twin Villas / 3+1 residences + Closed Garage + Terrace and swimming pool

Gross Closed Area 183 m<sup>2</sup> + Gross Closed Garage 43 m<sup>2</sup> -- Gross Open Area 218 m<sup>2</sup>



# PANAROMA VILLAS

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Gross Closed Area 183 m<sup>2</sup> + Gross Closed Garage 43 m<sup>2</sup> -- Gross Open Area 218 m<sup>2</sup>



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Gross Closed Area 183 m<sup>2</sup> + Gross Closed Garage 43 m<sup>2</sup> -- Gross Open Area 218 m<sup>2</sup>



**Closed Garage**

**Gross 43 m<sup>2</sup>**

**Net 38 m<sup>2</sup>**



# PANAROMA VILLAS

6 BLOCKS / 12 Twin Villas / 3+1 residences + Closed Garage + Terrace and swimming pool

Gross Closed Area 183 m<sup>2</sup> + Gross Closed Garage 43 m<sup>2</sup> -- Gross Open Area 218 m<sup>2</sup>



## GROUND FLOOR :

Gross closed area	87.5 m <sup>2</sup>
Gross open area (NET)	38.5 m <sup>2</sup>
Entrance Hall	14 m <sup>2</sup>
Living Room + Kitchen	45 m <sup>2</sup>
Hall	3.2 m <sup>2</sup>
Shared WC/Shower	5.8 m <sup>2</sup>
Utulity Room	8.6 m <sup>2</sup>
Main Entrance	6.2 m <sup>2</sup>
Terrace	27 m <sup>2</sup>

# PANAROMA VILLAS

6 BLOCKS / 12 Twin Villas / 3+1 residences + Closed Garage + Terrace and swimming pool

Gross Closed Area 183 m<sup>2</sup> + Gross Closed Garage 43 m<sup>2</sup> -- Gross Open Area 218 m<sup>2</sup>



## 1ST FLOOR

Gross closed area 96 m<sup>2</sup>

Gross Open Area 45 m<sup>2</sup>

(NET)

1. Master Bedroom 26 m<sup>2</sup>

Bathroom / WC / Jacuzzi 8.5 m<sup>2</sup>

Terrace 28 m<sup>2</sup>

Entrance 16.5 m<sup>2</sup>

2. Bedroom 15 m<sup>2</sup>

3. Bedroom 14 m<sup>2</sup>

Shared Bathroom / WC 4.5 m<sup>2</sup>

Rear Terrace 14.5 m<sup>2</sup>

# PANAROMA VILLAS

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Gross Closed Area 183 m<sup>2</sup> + Gross Closed Garage 43 m<sup>2</sup> -- Gross Open Area 218 m<sup>2</sup>



## TOP TERRACE

Gross Open area 91.4 m<sup>2</sup>

(NET)

Terrace 43.9 m<sup>2</sup>

Sun terrace 15 m<sup>2</sup>

Sunbathing Pool h 0.40 9.5 m<sup>2</sup>

Pool h 1.20 mt 23 m<sup>2</sup>

Terrace Kitchen





Electricity and TV point

Terrace Lightings



# Site Plan



-  PANAROMA VILLAS
-  VISTA VILLAS
-  CASCADE VILLAS
-  VALLEY APARTMENTS



VISTA VILLAS

# VISTA VILLAS

6 BLOCKS / 12 Semi-Detached Villas / 3+1 residences

Gross Closed Area 141 m<sup>2</sup> + Gross Open Area 144 m<sup>2</sup>



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6 BLOCKS / 12 Semi-Detached Villas / 3+1 residences

Gross Closed Area 141 m<sup>2</sup> + Gross Open Area 144 m<sup>2</sup>



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# VISTA VILLAS

6 BLOCKS / 12 Semi-Detached Villas / 3+1 residences

Gross Closed Area 141 m<sup>2</sup> + Gross Open Area 144 m<sup>2</sup>



## GROUND FLOOR :

Gross closed area	77.5 m <sup>2</sup>
Gross Open area (NET)	23 m <sup>2</sup>
Entrance Hall	12.8 m <sup>2</sup>
Living Room + Kitchen	31.6 m <sup>2</sup>
Common WC/Shower	4 m <sup>2</sup>
Bedroom	14 m <sup>2</sup>
Main Entrance	5.3 m <sup>2</sup>
Terrace	16 m <sup>2</sup>



# VISTA VILLAS

6 BLOCKS / 12 Semi-Detached Villas / 3+1 residences

Gross Closed Area 141 m<sup>2</sup> + Gross Open Area 144 m<sup>2</sup>



## -1 FLOOR:

Gross closed area 63.5  
Gross Open area 26 m<sup>2</sup>

(NET)

1st Bedroom 17 m<sup>2</sup>  
Bedroom WC/Shower 4.1 m<sup>2</sup>  
2nd Bedroom 14.6 m<sup>2</sup>  
Bedroom WC/Shower 3.5 m<sup>2</sup>  
Entrance 13 m<sup>2</sup>  
Front Terrace 12 m<sup>2</sup>  
Side Terrace 12 m<sup>2</sup>



# VISTA VILLAS

6 BLOCKS / 12 Semi-Detached Villas / 3+1 residences

Gross Closed Area 141 m<sup>2</sup> + Gross Open Area 144 m<sup>2</sup>



**Gross Top Terrace Open area 95 m<sup>2</sup>**

**Net usable Area 60.5 m<sup>2</sup>**

**Terrace Kitchen**

**Jacuzzi**

**Electricity and TV Point**





**Terrace Lightings**





# Site Plan



-  PANAROMA VILLAS
-  VISTA VILLAS
-  CASCADE VILLAS
-  VALLEY APARTMENTS



# CASCADE VILLAS

# CASCADE VILLAS

10 BLOCKS / 20 Twin Villas / 3+1 residences

Gross Closed Area 149 m2 + Gross Open Area 107 m2



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10 BLOCKS / 20 Twin Villas / 3+1 residences

Gross Closed Area 149 m<sup>2</sup> + Gross Open Area 107 m<sup>2</sup>





# CASCADE VILLAS

10 BLOCKS / 20 Twin Villas / 3+1 residences

Gross Closed Area 149 m<sup>2</sup> + Gross Open Area 107 m<sup>2</sup>

## GROUND FLOOR

Gross closed area	77.5 m <sup>2</sup>
Gross Open area (NET)	23 m <sup>2</sup>
Entrance Hall	17.55 m <sup>2</sup>
Living Room + Kitchen	31.4 m <sup>2</sup>
Common WC/Shower	5 m <sup>2</sup>
Bedroom	15.2 m <sup>2</sup>
Terrace	19 m <sup>2</sup>



# CASCADE VILLAS

10 BLOCKS / 20 Twin Villas / 3+1 residences

Gross Closed Area 149 m<sup>2</sup> + Gross Open Area 107 m<sup>2</sup>

## 1ST FLOOR

Gross closed area	71.8 m <sup>2</sup>
Gross Open area (NET)	9 m <sup>2</sup>
1st Parent Bedroom	18.5 m <sup>2</sup>
Bedroom WC/Shower	4 m <sup>2</sup>
Dressing Room	3 m <sup>2</sup>
2nd Bedroom	16.1 m <sup>2</sup>
Bedroom WC/Shower	4 m <sup>2</sup>
Entrance	10.5 m <sup>2</sup>
Front Balcony	8.1 m <sup>2</sup>



# CASCADE VILLAS

10 BLOCKS / 20 Twin Villas / 3+1 residences

Gross Closed Area 149 m<sup>2</sup> + Gross Open Area 107 m<sup>2</sup>



## TERRACE

Gross Open Area 77 m<sup>2</sup>

Net usable Area 60 m<sup>2</sup>

Terrace Kitchen

Jacuzzi

Electricity and TV Point





Terrace Lightings





# Site Plan



-  PANAROMA VILLAS
-  VISTA VILLAS
-  CASCADE VILLAS
-  VALLEY APARTMENTS



# VALLEY APARTMENS

# VALLEY APARTMENTS

3 BLOCKS / 12 APARTMENTS / 2+1 residences

GROUND FLOOR No 1 and 2 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 20.5 m<sup>2</sup> 1st FLOOR No 3 and 4 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 96.5 m<sup>2</sup>



# VALLEY APARTMENTS

3 BLOCKS / 12 APARTMENTS / 2+1 residences

GROUND FLOOR No 1 and 2 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 20.5 m<sup>2</sup> 1st FLOOR No 3 and 4 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 96.5 m<sup>2</sup>



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3 BLOCKS / 12 APARTMENTS / 2+1 residences

GROUND FLOOR No 1 and 2 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 20.5 m<sup>2</sup> 1st FLOOR No 3 and 4 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 96.5 m<sup>2</sup>





# VALLEY APARTMENTS

3 BLOCKS / 12 APARTMENTS / 2+1 residences



GROUND FLOOR No 1 and 2 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 20.5 m<sup>2</sup> 1st FLOOR No 3 and 4 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 96.5 m<sup>2</sup>

## GROUND FLOOR

(NET)

Entrance Hall	11.5 m <sup>2</sup>
Living Room + Kitchen	30.5 m <sup>2</sup>
Common WC/Shower	6 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
1st Bedroom	15.5 m <sup>2</sup>
2nd Bedroom	15.5 m <sup>2</sup>



# VALLEY APARTMENTS

3 BLOCKS / 12 APARTMENTS / 2+1 residences



GROUND FLOOR No 1 and 2 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 20.5 m<sup>2</sup> 1st FLOOR No 3 and 4 Gross Closed area 91.5 m<sup>2</sup> + Gross Open Area 96.5 m<sup>2</sup>

## 1ST FLOOR

(NET)

Entrance Hall

11.5 m<sup>2</sup>

Living Room + Kitchen

30.5 m<sup>2</sup>

Common WC/Shower

6 m<sup>2</sup>

Terrace

7 m<sup>2</sup>

1st Bedroom

15.5 m<sup>2</sup>

2nd Bedroom

15.5 m<sup>2</sup>



# VALLEY APARTMENTS

3 BLOK / 12 APARTMAN DAİRESİ / 2+1 konut

ZEMİN KAT No 1 ve 2 Brüt Kapalı alan 91,5 m2 + Brüt Açık Alan 20,5 m2 1.KAT No 3 ve 4 Brüt Kapalı alan 91,5 m2 + Brüt Açık Alan 96,5 m2



## TERRACE

1st Floor Flats No. 3 and 4:

Top Terrace 76 m2



## CONSTRUCTION SYSTEM AND FEATURES;

- It will be manufactured as a reinforced concrete carcass with BS C – 25/30 Concrete class and S 420 ribbed steel reinforcement.
- Exterior Walls will be manufactured with 40\*20\*25 iso/ecoterm bricks.
- Internal Walls will be manufactured with 25\*10\*30 air-insulated 10 cm square section bricks.
- Cement Based 2nd hand Plaster + 3rd hand cement based fiber alloy finish plaster on exterior walls
- Cement Based 2nd hand Plaster + 3rd hand Gypsum Satin plaster on interior walls

### Insulations ;

- Crystal Concrete added insulation + sliding bitumen insulation + fondolin protector in foundation and shear walls
- Poliurea polyethylene based insulation on terraces and pools
- Inside the building Floors and walls in wet areas Cement-based fully elastic sliding insulation

### Floors ;

- Living room and kitchen floor areas will be tiled with ceramic tiles in 60\*60 cm / 80\*80 cm dimensions.
- All bathroom and WC areas will be tiled with ceramic tiles of 30\*60 cm / 40\*40 cm dimensions.
- All bedrooms will be furnished with laminate flooring.
- All Terraces and Balconies will be tiled with non-slip ceramics of 60\*60 cm / 80\*80 cm dimensions.
- Natural Marble will be used on windows, sills and steps.

### Interior and Exterior Doors;

- All interior doors will be lacquered painted MDF press doors.
- Main entrance doors will be UV resistant steel doors.

### Aluminum Windows and Glass Railings;

- All windows will have heat-insulated, electrostatic oven-painted aluminum frames + comfort double glazing in accordance with the 3D visuals.
- Balcony and Terrace Railings in the locations specified in the project will be manufactured as 90 cm high 5+5 Laminated Tempered glass with Pear legs. Stair railings will be manufactured as Aluminum square/round section with a height of 90 cm. Aluminum sunshades will be used on the exterior in places specified in the project.
- A remote controlled ROLLING SHUTTER SYSTEM garage door will be installed at the garage entrance. ( Panorama Villa )

### WC and Bathrooms;

- First Class ceramic sanitary ware will be used in toilet / sink sanitary ware. Ceramic wetroom floor showers will be manufactured in shower areas. The sinks will be cabinet sinks and the fixtures will be 1st class brand or equivalent. Shower glasses will be sanded or frosted glass.

### Kitchen Countertops and cabinets;

- Kitchen cabinets will be manufactured from MDF HIGH GLOSS covers on MDF LAM frame, and the kitchen countertop will be LAPITECH or MARBLE countertop. The kitchen sink will be a granite mineral composite sink. Kitchen Fixtures will be first class brand or equivalent.

### Air Conditioning / TV / Telephone / Internet and Electrical systems;

- In each villas, air conditioning, heating and cooling infrastructures will be installed throughout the building. Cyprus Turkish Electricity Authority standards will be applied throughout the project. (British Electric System Infrastructure) Class I British standard materials approved by the TRNC Electricity Authority will be used. All switches, sockets and panels will be made of first class imported materials. TSE certified material will be used in lighting fixtures and spotlights (Led Spot). To save energy, sensor fixtures will be used in stair areas.

### Internet / satellite antenna and telephone

- infrastructures in each villa will be at the points specified in the project.

### Clean and Waste Water systems;

- Clean water installations will be made of PPRC insulated pipe system and clean water will be provided through the central tank. Boiler 80 LT heating system will be used in each villa for hot water. There will be septic tanks and absorbent wells in each building for waste water systems.