

ÖZYALÇIN 191 / 192



30 BUILDING
TRUST FOR 30 YEARS

ÖZYALÇIN
CONSTRUCTION

Why Northern Cyprus?

Girne

Rising investment values

While the constantly developing construction sector increases the value of investments, these investments provide a faster return than many European and Mediterranean countries thanks to affordable real estate prices and rental payments made in Sterling.

Low property prices and taxes

Interest-free payment options and low property tax offer you many investment opportunities.

The ever-growing tourism and entertainment industry

Tourism capacity, which increases and develops every year, significantly affects the number of visitors increases the demand for real estate and investment.

Advanced training opportunities

With its advanced education opportunities and prestigious schools in European standards, it gives great opportunities to make a living and start a new life.

Quality living standards

Safe and calm island life, looking for a profitable investment opportunity and having a child. It offers ideal opportunities for families who want to grow up in a good environment.

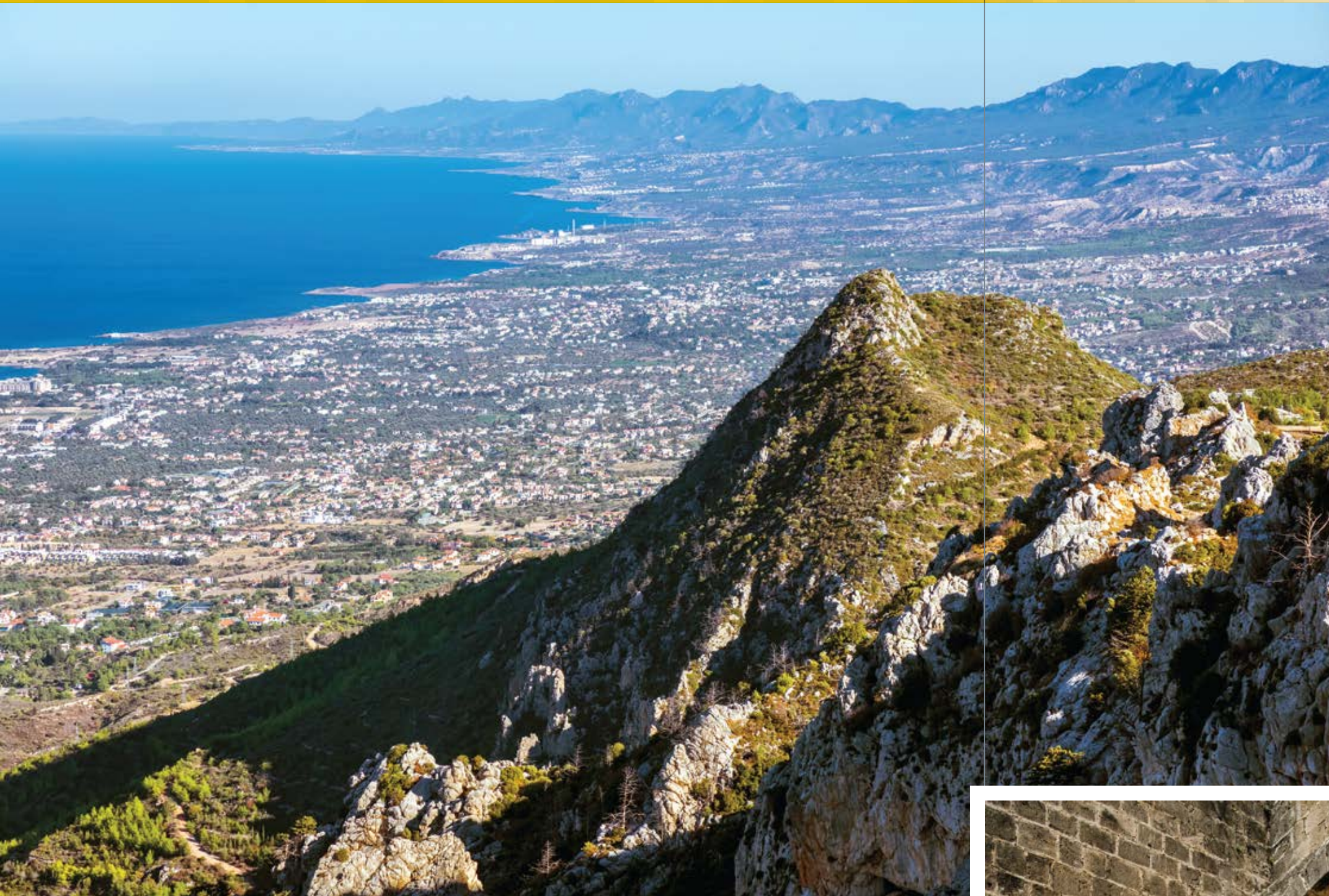
High rental income

Lease payments in British Pounds help hedge investors from foreign exchange risk.

Innovative and advanced healthcare

Private hospitals above European standards advanced level with its well-equipped physician and staff provides health services.





Harmony of nature and daily life

Calm island life, lush nature and turquoise. In your daily life while exploring the colorful bays. Easily access everything you need.

Like a real Mediterranean

The calm brought by the long and sunny summer months, the hospitality of the friendly island people and the experience its magnificent cuisine.

A calm and full life

Experiencing the quiet island life with the warmth of a seaside town at the same time, unforgettable memories with quality entertainment life accumulate. Native to world-renowned DJ performances to concerts where artists take the stage; various musical cultures. 5 stars from colorful festivals that gather under one roof ranging from classical music recitals held in hotels. Explore the entertainment possibilities.

Good education for happy tomorrow

Europe at advanced universities, prestigious schools and colleges your child with innovative education systems shape your future in the best way possible.

Five star lifestyle

Luxury you can reach in minutes whenever you want. Where you can taste hotels, world cuisines and local delicacies. Your life with famous restaurants and boutiques of luxury brands enrich.

Every day is like a holiday

You can take a walk among the centuries-old olive trees on the trails or in breathtakingly beautiful tranquil bays. Spend quality time with your loved ones.

Fascinating traces of the past

Carrying a rich culture and traces of many civilizations. Rediscover history with its magnificent structures.

Why Kyrenia?

A port city where nature is painted with the most beautiful shades of blue and green. With its picturesque historic harbor and castle next to it “Pearl of Cyprus”; Kyrenia.





A new life in holiday comfort

You can reach the most privileged hotels and beaches of Northern Cyprus in just minutes by car. You can taste world-famous delicacies at the luxury restaurants within the hotels, or you can sign up for private spa and fitness centers if you wish. In these luxury hotels, which are famous for their seasonal clubs, you can enjoy the deep blue sea comfortably in summer and have fun in the indoor areas where various events are held in the winter.

5 Star Hotels and Beaches close to Özyalçın 191/192

Lord's Palace Hotel • Merit Park Hotel • Kaya Palazzo Hotel • Acapulco Hotel • Elexus Hotel



Lord's Palace Hotel

★★★★★ 9 Min. • 2.7 Km



Acapulco Hotel

★★★★★ 20 Min. • 10.7 Km



Merit Park Hotel

★★★★★ 11 Min. • 8.1 Km



Kaya Palazzo Hotel

★★★★★ 12 Min. • 7.3 Km



Elexus Hotel

★★★★★ 24 Min. • 12.8 Km



Kyrenia, Capital of Education in Northern Cyprus

The city of Kyrenia is preferred by families who want their children to receive a quality education with its advanced education opportunities at European standards and prestigious schools that are branded around the world.

International Schools close to Özyalçın 191/192

The English School of Kyrenia • Necat British College • Dr. Suat Günsel Kyrenia College

European standards close to our project English language schools from The English School of Kyrenia, NecatBritish College and Dr. Suat Günsel Kyrenia in his College; International Baccalaureate (IB), IGCSE, the British GCSE and A level systems students by applying the best future is prepared accordingly. School facilities are well-equipped many educational and entertaining offers activities. (Heated off swimming pool, gym, music and art rooms, science laboratories, advanced libraries, drama and theater clubs, amphitheater, indoor gym exists.) Developed university in the field of education and the largest university in Northern Cyprus, where colleges are located. Our project located in the demanded city of Girne a comfortable and peaceful life with open your doors.



The English School of Kyrenia
Bellapais • 12 Min. • 4.6 Km



Necat British College
Alsancak • 17 Min. • 11.8 Km



Dr. Suat Günsel Kyrenia College
Ozanköy • 12 Min. • 4.6 Km



Health services in Northern Cyprus

It has a highly developed health system and provides services at European standards. Well-equipped public hospitals, health facilities in all cities of Northern Cyprus and private hospitals. The highest level of all your health needs in public hospitals where it will be met at the highest level, regardless of local or tourist 24/7 emergency medical services are provided free of charge.

State Hospitals close to Özyalçın 191/192

Kyrenia - Dr. Akçiçek Hospital • Nicosia - Dr. Burhan Nalbantoğlu State Hospital

Private Hospitals close to Özyalçın 191/192

Dr. Suat Günsel University of Kyrenia Hospital • Kamiloğlu Hospital
Medical Port Tunççevik Hospital • Kolan British Medical Center



Kyrenia - Dr. Akçiçek Hospital
Girne • 7 Min. • 2.2 Km



Dr. Burhan Nalbantoğlu State Hosp.
Lefkoşa • 19 Min. • 19.9 Km



Dr. Suat Günsel Uni. of Kyrenia Hosp.
Karakum • 12 Min. • 3.8 Km



Kamiloğlu Hospital
Girne • 3 Min. • 1.1 Km



Medical Port Tunççevik Hospital
Girne • 10 Min. • 2.8 Km

A luxurious and comfortable life rising in the center of Kyrenia.

Özyalçın 191/192 has 16 offices and 12 of 2-bedrooms apartments, that meet all the expectations and demands of those who want to live or work in the city center.

Those looking for the combination of luxury and quality are coming together at Özyalçın 191/192

A brand new life awaits you in the very center of Kyrenia, within walking distance to shops where you can meet your daily needs and enjoy your time.

While our 2-bedrooms apartments offer elegant and central living, our office floors will add a modern touch to your business life.



With The Assurance of Özyalçın Construction.



Confidence and elegance starting from the entrance.

Özyalçın 191/192, with its contemporary architectural lines, adds a unique style to the life of Kyrenia with details and smart solutions to embellish your life in every sense.

Quality material
and first-class
craftsmanship
are setting the
new standards.





ÖZYALÇIN 191 / 192

Our project, carefully considered down to the finest details, adds value to the region.

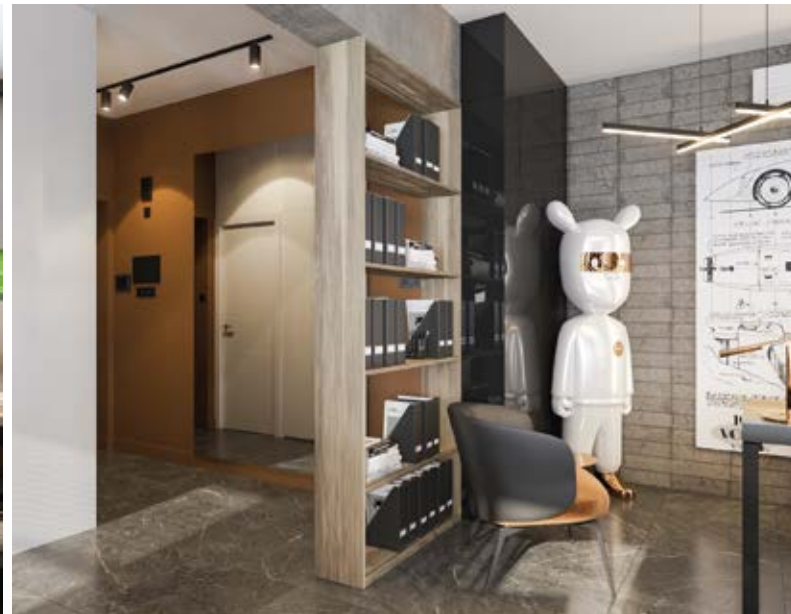
OFFICE TYPE A

An office life with the finest detail in a dynamic, modern and unique architecture.

Offices, designed with a smart touch, allow you to experience quality and aesthetics at the highest level.



A dynamic and modern office experience with Özyalçın 191/192.

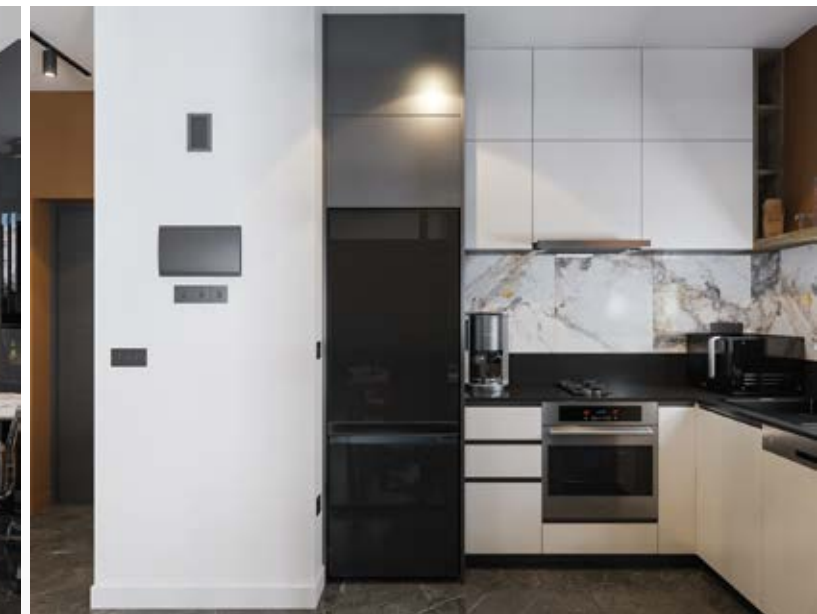
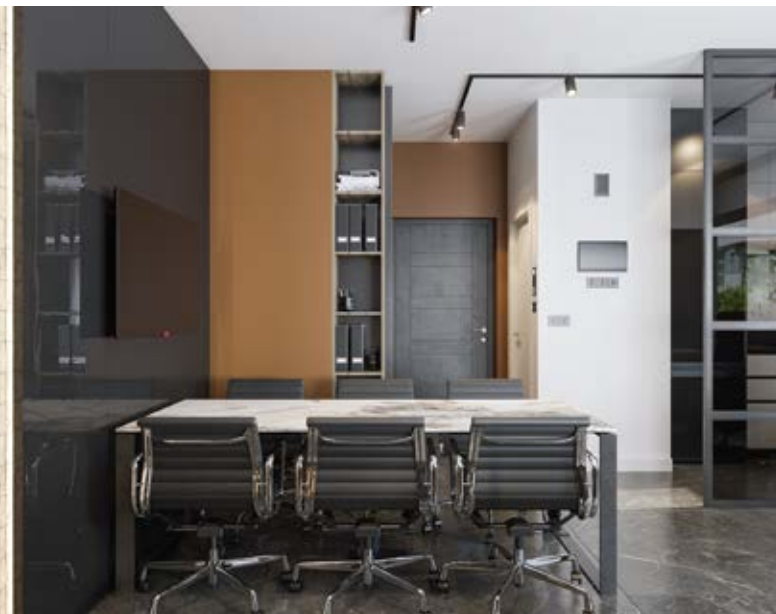


OFFICE TYPE B

Özyalçın 191/192 offices located in the heart of the city, will allow you to work efficiently with new generation architecture, and combine aesthetics and functionality at the center point.



In Özyalçın 191/192 aesthetics and functionality are combined.



TWO BEDROOM

Combining aesthetics and maximum functionality, 2-bedroom apartments are designed to add prestige to your life.



Every detail that will make your life more comfortable has been considered. >>>



TWO BEDROOM

2-bedroom apartments are designed with smart solutions, focusing on the need for a comfortable life, and offer a spacious and large living space.



2 bedroom apartments are designed with high-quality standards to offer you a comfortable life.





ÖZYALÇIN 191 / 192

Close to all main roads and
trade centers in Kyrenia.

BUILDING SPECIFICATIONS

In Every Block:

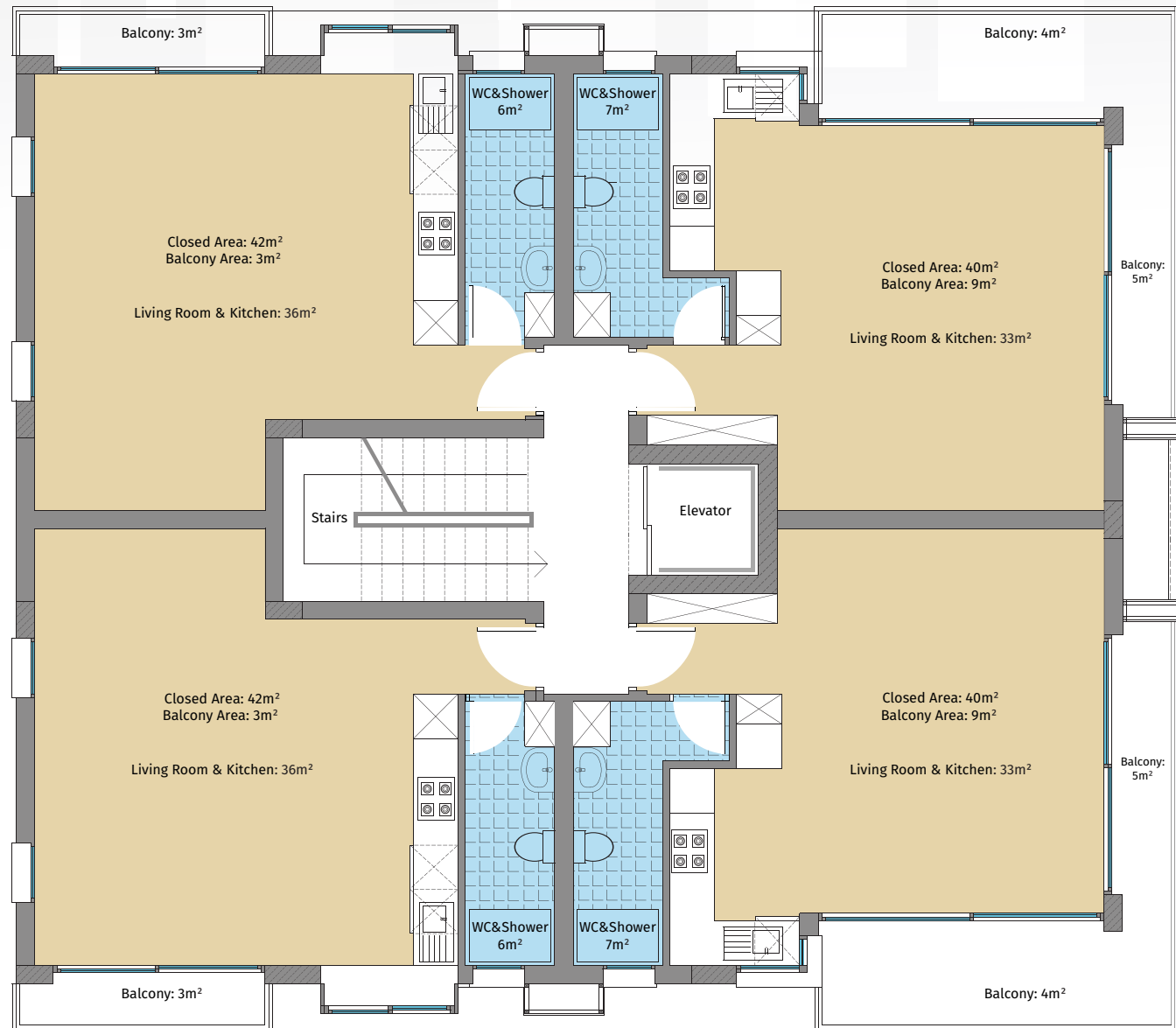
- 8 Offices
- 6 Flats (2+1)
- Parking space for each flat

191 & 192 SPECIFICATIONS

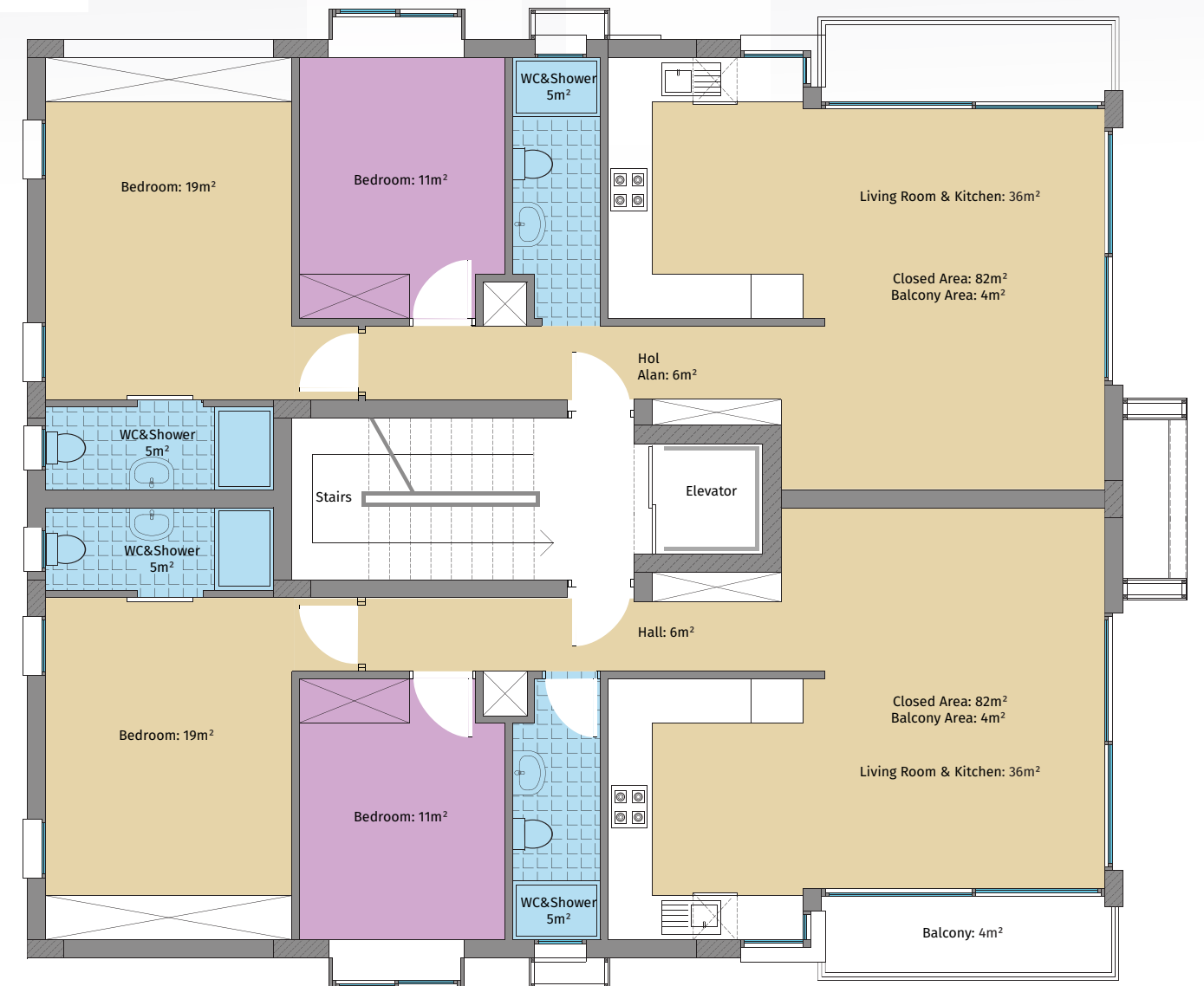
- Elevator for 4 person.
- Dry fire extinguishing system
- Video intercom system
- **Security Cameras:** Camera system that sees the outdoor, Main Entrance and Ground Floor
- Aluminium and glass main entrance door
- Mailbox for each flat
- Flooring: Natural Marble flooring in communal areas, aluminium stair railings
- Flooring (**Office**): Ceramic floor tiles
- Flooring (**2+1 flat**): Ceramic floor tiles & laminate flooring
- 1-tonne water tank on the ground & 1-tonne water tank on terrace
- Solar Panels and water boiler
- Air conditioner infrastructure and units
- Central satellite and internet systems infrastructure
- Heat insulated aluminium joinery and double glass insulation windows
- **Interior and Exterior Doors:** Lacquered MDF
- Kitchen, bedroom and bathroom cupboards
- **Bathroom:** Cimstone counter, high-quality sanitary ware and armature, built-in reservoir toilet.
- **Kitchen:** MDF kitchen cabinets & Cimstone countertops. Suitable for electric cooker and filter hood installation.



FLOOR PLANS



OFFICE TYPE A-B



TWO BEDROOM

1917192



ÖZYALÇIN
CONSTRUCTION

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