



CASA LA VISTA

"A luxurious life surrounded by nature"



www.cosmosconstruction.net

COSMOS CONSTRUCTION

Who We Are?

Creativity, aesthetics and quality; we believe that life becomes more meaningful at every point where these values come together. Following this belief, as Cosmos Construction, we set out in 2016. As Derviş and Zülfiye Canaltay, we have made it our mission to sign special apartment and villa projects in the city center.

In each of our projects, we aimed to build structures that add value to human life by combining architectural excellence and the comfort of living spaces. In this direction, the Casa La Vista project, which we started in 2023, is our signature project.

Casa La Vista is not just a building, but a living space that offers the opportunity to discover a new dimension of life. By striking a perfect balance between aesthetics and functionality, we aim to meet the requirements of modern life and at the same time offer an atmosphere that soothes the soul.

This project is just the beginning. We will continue to add value to our valued customers and our city with our new projects in the future.

A peaceful choice

"CASA LA VISTA"

"Casa La Vista offers a peaceful life opportunity. A calm and peaceful living space, intertwined with the beauties of nature, away from the chaos of the city. Here, you will find inner serenity and nourish your soul with the unique beauties of nature."





Panoramic View

"FASCINATING NATURE"

"At Casa La Vista, the panoramic green and blue landscape opens the doors to a peaceful life that fully reflects the enchanting beauty of nature. Here, you will enjoy a life in touch with nature in a unique experience."

Quality in Aesthetics, Simplicity in Peace

"HIGH QUALITY"

Casa La Vista, which was realized by adhering to the highest quality standards in architecture, aims to offer you a quality and comfortable living space. Every detail was meticulously examined and aesthetics and functionality were brought together with a perfect balance.



LOCATION

Yeni Erenköy



CASA LA VISTA

• YENİ ERENKÖY

• BAFRA

• İSKELE

• GAZİMAĞUSA

• GİRNE

• LEFKOŞA

• ERCAN AIRPORT

• LARNAK AIRPORT

INVESTMENTS IN THE REGION

Karpaz Gate Marina	3 km
İTÜ Yeni Erenköy Yerleşkesi – ANA KAMPÜS	2,5 km
CLUB DI MARE OTEL	2 km
ALARKO – Yeni Erenköy Otel Projesi	2 km

DISTANCES

Bafra Turizm Merkezi	:	18 km
İskele	:	45 km
Gazimağusa	:	61 km
Lefkoşa	:	98 km
Ercan Havaalanı	:	89 km
Girne	:	112 km



COAST AND BEACH
900 m.



SUPER MARKET
1.1 km



PHARMACY
1.2 km



HEALTH CENTER
1.3 km

VISTA (2+1) / 5 UNITS

PASION (2+1) / 10 UNITS

PAZ (2+1 LOFT) / 8 UNITS

AMAR (2+1) / 3 UNITS

MILAGRO (2+1 PENTHOUSE) / 8 UNITS

PAZ (1+1 GARDEN) / 8 UNITS

AMAR (3+1) / 3 UNITS

MILAGRO (2+1 GARDEN) / 8 UNITS





DISTANCE TO BEACH
1 KM. - WALKING DISTANCE



CASA LA VISTA



VISTA 2+1 BUNGALOV



VISTA 2+1 BUNGALOV

Floor Plan

① Living & Kitchen A.	:	41 m ²
② Entrance Hall	:	3.6 m ²
③ WC	:	4.7 m ²
④ Covered Terrace	:	15.5 m ²
⑤ Master Bedroom	:	14.5 m ²
⑥ Bedroom 2	:	14 m ²
⑦ WC - Shower	:	5.5 m ²
⑧ Hall	:	6.2 m ²
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Open Area	:	204- 263 m ²
Closed Area	:	105 m ²
Roof Terrace Area	:	90 m ²



AMAR VILLA 2+1 / 3+1



AMAR VILLA (2+1/ 3+1)

Floor Plan

AMAR - 2+1 VILLA

1	Living & Kitchen A.	: 43.2 m ²
2	Entrance Hall	: 3 m ²
3	WC	: 3.4 m ²
4	Covered Terrace Area	: 15 m ²
5	Master Bedroom	: 16.9 m ²
6	Bedroom 2	: 16 m ²
7	WC - Shower	: 5.5 m ²
8	Hall	: 5.2 m ²

Closed Area	: 108 m ²
Open Area	: 159 m ²

AMAR- 3+1 VILLA

1	Living & Kitchen A.	: 54.4 m ²
2	Entrance Hall	: 3.2 m ²
3	WC	: 3.4 m ²
4	Covered Terrace Area	: 19.5 m ²
5	Master Bedroom	: 16.2 m ²
6	Master Bathroom	: 5.5 m ²
7	Bedroom 2	: 12.3 m ²
8	Bedroom 3	: 13.4 m ²
9	WC - Shower	: 5.3 m ²
10	Hall	: 5.3 m ²

Closed Area	: 140 m ²
Open Area	: 147 m ²



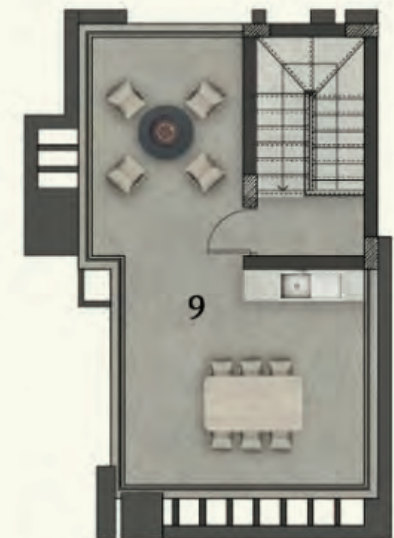
PASION 2+1 VILLA



PASION 2+1 VILLA

Floor Plan

❶ Living A. & Kitchen	:	41.8 m ²
❷ Entrance Hall	:	2.3 m ²
❸ WC	:	3.6 m ²
❹ Covered Terrace Area	:	8 m ²
❺ Master Bedroom	:	16 m ²
❻ Bedroom 2	:	14.6 m ²
❼ WC - Shower	:	5.2 m ²
❽ Hall	:	4.5 m ²
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Closed Area	:	96 m ²
Open Area	:	77 m ²
Roof Terrace	:	47 m ²



MILAGRO (GARDEN-PENTHOUSE)



MILAGRO (GARDEN-PENTHOUSE)

Floor Plan

2+1 GARDEN FLOOR

①	Living, Dining & Kitchen	:	35.4 m ²
②	Entrance Hall Area	:	2.5 m ²
③	Hall	:	2 m ²
④	WC - Shower	:	5.2 m ²
⑤	Master Bedroom	:	15.1 m ²
⑥	Bedroom 2	:	14.8 m ²
⑦	Covered Terrace	:	6 m ²
	Closed Area	:	81 m ²
	Open Area	:	15 m ²

2+1 PENTHOUSE

①	Living, Dining & Kitchen	:	35.4 m ²
②	Entrance Hall Area	:	2.5 m ²
③	Hall	:	2 m ²
④	Master Bedroom	:	15.1 m ²
⑤	Bedroom 2	:	14.8 m ²
⑥	WC- Shower	:	5.2 m ²
⑦	Covered Terrace	:	3 m ²
⑧	Roof Terrace Area	:	75 m ²
	Closed Area	:	78 m ²
	Open Area	:	75 m ²



2+1 GARDEN FLOOR



2+1 PENTHOUSE

PAZ (GARDEN-LOFT)



PAZ (GARDEN-LOFT)

Floor Plan

1+1 GARDEN FLOOR

1	Living Area & Kitchen	:	29.9 m ²
2	WC - Shower	:	4.6 m ²
3	Master Bedroom	:	13.3 m ²
4	Hall	:	2.6 m ²
5	Covered Terrace Area	:	6 m ²
			<hr/>
Closed Area		:	58 m ²
Open Area		:	10 m ²

2+1 LOFT

1	Living & Kitchen Area	:	29.9 m ²
2	WC - Shower	:	4.6 m ²
3	Bedroom 2	:	13.3 m ²
4	Entrance Hall Area	:	2.6 m ²
5	Hall	:	6 m ²
6	Master Bedroom	:	22.8 m ²
7	WC - Shower	:	5.8 m ²
8	Covered Terrace	:	3 m ²
			<hr/>
Closed Area		:	88 m ²
Roof Terrace		:	55 m ²

1+1 GARDEN FLOOR



2+1 LOFT



VISTA EXCLUSIVE



VISTA ÖZEL

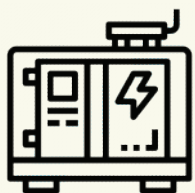
Kat Planı

- | | | |
|----|-------------------------|---------------------|
| 1 | Living Room & Kitchen : | 45.7 m ² |
| 2 | Entrance Hall : | 5.6 m ² |
| 3 | WC : | 3.3 m ² |
| 4 | Hall : | 5.8 m ² |
| 5 | Master Bedroom : | 16.7 m ² |
| 6 | Bedroom2 : | 12.3 m ² |
| 7 | WC - Shower : | 5.2 m ² |
| 8 | Entrance Terrace : | 3.8 m ² |
| 9 | BBQ & Terrace : | 16.6 m ² |
| 10 | Swimming Pool : | 28 m ² |



GENERAL FEATURES

FACILITIES



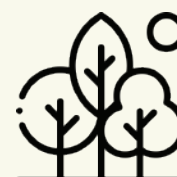
GENERATOR



MAINTENANCE



24/7 SECURITY



GREEN AREA



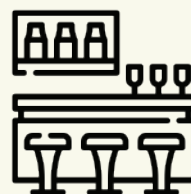
BEACHES



SWIMMING POOL



PARKING



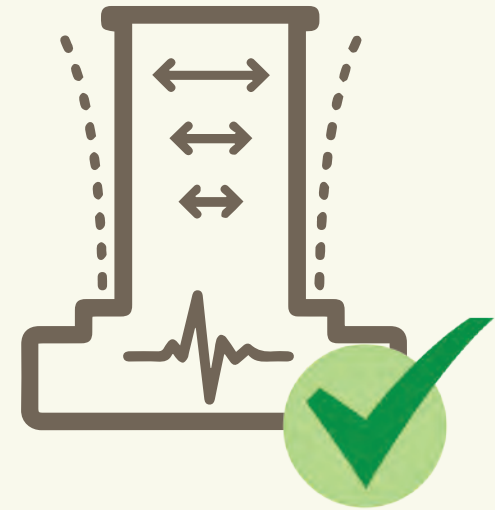
POOL BAR



CHILD PLAYGROUND

INFORMATION ON EARTHQUAKE RESISTANCE

- ✓ Soil survey work has been carried out in the area where the project is located and our survey report is available.
- ✓ Our project; It is made in accordance with the static calculations by the Union of Chambers of Cyprus Turkish Chambers of Engineers and Architects (KTMMOB).
- ✓ This project was constructed using single and radial foundation technique.
- ✓ During the construction phase of the project, only special materials obtained from the Union of Chambers of Turkish Cypriot Engineers and Architects were used in accordance with the earthquake regulations.
- ✓ All of the residences in the project were built with a maximum of 3 floors.



KARPAZ GATE MARINA



KARPAZ GATE MARINA
The 300 berth marina offers high standards of accommodation, Beach Club, Hammam, Spa, Massage, Indoor Gym, Shuttle Service as well as a restaurant and bar.

www.karpazbay.com



KARPAZ GATE
MARINA
HOTEL

KARPAZ GATE
MARINA
BEACH CLUB

KARPAZ GATE
MARINA
HAMAM+

Hemingway's
RESTO BAR

CLUB DI MARE HOTEL



CLUB DI MARE HOTEL

Club DiMare, with a capacity of 40 beds, located just a few miles from Karpaz, Club DiMare is a world of luxury, comfort and fun. It offers restaurant, bar, beach club and accommodation services.



ALTINKUM BEACH

KARPAZ



OTHER PROJECTS BUILT IN YENIERENKÖY BETWEEN 2018-2023



WHAT IS IN THE REGION? INVESTMENTS

INVESTMENTS IN THE REGION

ITÜ

7000 student capacity, Main Campus Project

itü



ERENKÖY YOUTH CAMP

It is planned to be realized between 2024-2025.



ALARKO
HOLDING A.Ş.

ALARKO

5 star hotel project with 1172 bed capacity. All permits have been obtained.

KARPAZ GATE
MARINA
HOTEL

KARPAZ MARINA

A total of 100 Million Euros was invested in the marina, which became operational in 2010, with a beach club and a marina hotel opening in 2022.



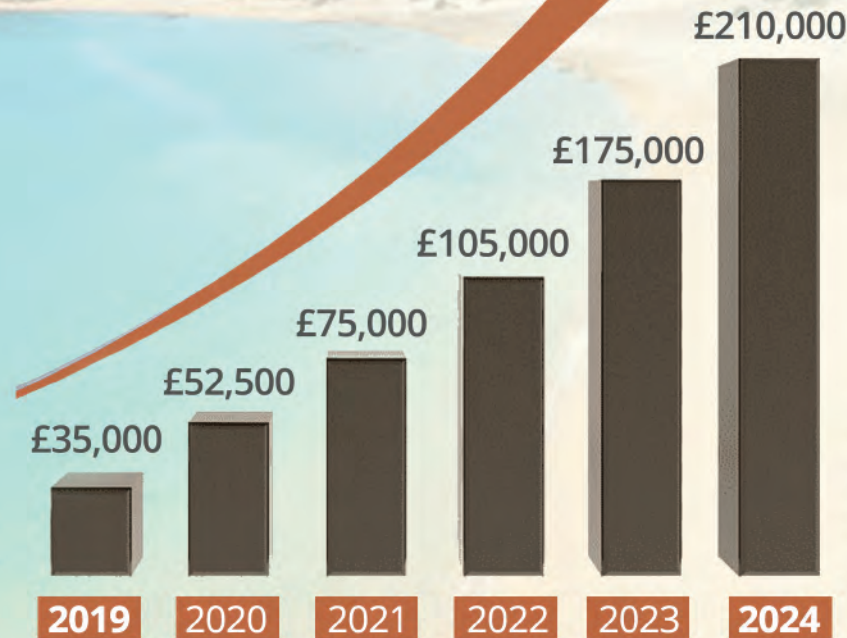
CLUB DI MARE

In 2021, a total of 2 million euros was invested in the hotel with a capacity of 40 beds. In 2025, the bed capacity will be increased to 100.

WHY NORTHERN CYPRUS?

- #1** -**BEST SEASIDE INVESTMENT DESTINATION - 2023**
Northern Cyprus - 47% More Economical than the US Market
-**AMONG THE BEST COUNTRIES TO RETIRE IN 2023**

Forbes



- Short Amortization Period
- 20-50% Annual Value Increase
- 300 Days of Sunny Climate

GENERAL HOUSING ANALYSIS IN NORTHERN CYPRUS
2 BEDROOM FLAT PRICE

ANNUAL RENT INCOME CALCULATION

Flat Type	Rental Period	Rental Price (Per Night)	Toplam Income	Annual Total Expenses (%22.5)	Net Profit	Flat Price	ROI-TOTAL	Annual Return
1+1 GARDEN	150 GÜN	£ 90,00	£ 13.500,00	£ 3.037,50	£ 10.462,50	£ 141.250,00	13,50	7,41
2+1 GARDEN	150 GÜN	£ 120,00	£ 18.000,00	£ 4.050,00	£ 13.950,00	£ 189.750,00	13,60	7,35
2+1 PENTHOUSE	150 GÜN	£ 125,00	£ 18.750,00	£ 4.218,75	£ 14.531,25	£ 199.750,00	13,75	7,27
2+1 LOFT	150 GÜN	£ 135,00	£ 20.250,00	£ 4.556,25	£ 15.693,75	£ 204.350,00	13,02	7,68
2+1 VİLLA (ORTAK HAVUZ)	150 GÜN	£ 170,00	£ 25.000,00	£ 5.737,50	£ 19.762,50	£ 259.000,00	13,11	7,63
2+1 VİLLA (ÖZEL HAVUZ)	150 GÜN	£ 220,00	£ 33.000,00	£ 7.425,00	£ 25.575,00	£ 330.750,00	12,93	7,73
3+1 VİLLA (ÖZEL HAVUZ)	150 GÜN	£ 300,00	£ 45.000,00	£ 10.125,00	£ 34.875,00	£ 413.437,00	11,85	8,44
2+1 BUNGALOV (ÖZEL HAVUZ)	150 GÜN	£ 270,00	£ 40.500,00	£ 9.112,50	£ 31.387,50	£ 368.025,00	11,73	8,53

***The above mentioned rental rates are foreseen for the 2025-2026 season.

RENT INCOME

NET: % 7-9

Rental income return on investment in Casa La Vista



PAYMENT PLAN / COSTS

PROPERTY			
Name of Project:	CASA LA VISTA (YENIERENKÖY)		
Delivery Time:	AUGUST 2025		
Price:	GBP	130.000-450.000	+ Taxes***
PAYMENT PLAN OPTION			
<ul style="list-style-type: none"> • £ 2.000 Deposito / 2 Weeks Reservation • 35% of the sale price is payable upon the signing of the Contract of Sale • 55% of the sale price is payable until completion in monthly/quarterly installments starting 1 month after the signing of the Contract of Sale • 10% of remaining is payable in 12 months per month payments after handover 			
ADDITIONAL COSTS			
Lawyer	Paid before signing the contract		
Stamp Duty(0.5%)	0.5% of sale price- Signing of the Contract of Sale		
VAT (5%)	5% of sale price - Handover		
Trafo Fee GBP	£ 2.500 - Handover		
Title Deeds Transfer Fee* (12%)	(Payable to Land Registry Office) 12% of sale price (for foreign buyers)		
Electric Meter Connection Fee	Amount is subject to change by Kibtek - After Completion		
Water Meter Connection Fee	To be determined at the time of connection - After Completion		

**All installments are 0% interest and could be paid per month, semi- quarterly...*

**6% of the Title Deed Transfer Fee is paid at Contract Registration and 6% is paid at the time that the title deeds is transferred into the Purchaser's name.*

PRICE LIST

UNIT	TYPE	CLOSED AREA (M2)	OPEN AREA (M2)	ROOF TERRACE (M2)	TOTAL USAGE AREA (M2)	LAND AREA (M2)	POOL (M2)	PRICES	
Vista 1	2+1 Bungalow	105	263	90	458	368	21	£374.500,00	
Vista 2	2+1 Bungalow	105	225	90	420	330	21	£360.400,00	
Vista 3	2+1 Bungalow	105	204	90	399	309	21	£350.500,00	RESERVED
Vista 4	2+1 Bungalow	-	-	-	-	-	-	sold	
Vista 5	2+1 Exclusive Bungalow	115	279	-	390	394	21	£450.000,00	
Amar 1	3+1 duplex villa	-	-	-	-	-	-	sold	
Amar 2	3+1 duplex villa	-	-	-	-	-	-	sold	
Amar 3	3+1 duplex villa	140	147	-	287	226	21	£393.750,00	
Amar 4	2+1 duplex villa	108	159	-	267	227	21	£315.000,00	RESERVED
Amar 5	2+1 duplex villa	108	159	-	267	227	21	£315.000,00	
Amar 6	2+1 duplex villa	108	136	-	244	206	21	£304.500,00	
Pasión 1	2+1 duplex semi-detached villa	96	77	47	220	140	Communal	sold	
Pasión 2	2+1 duplex semi-detached villa	96	77	47	220	140	Communal	sold	
Pasión 3	2+1 duplex semi-detached villa	96	77	47	220	140	Communal	£246.750,00	RESERVED
Pasión 4	2+1 duplex semi-detached villa	96	77	47	220	140	Communal	£246.750,00	
Pasión 5	2+1 duplex semi-detached villa	96	77	47	220	140	Communal	£246.750,00	
Pasión 6	2+1 duplex semi-detached villa	-	-	-	-	-	Communal	sold	
Pasión 7	2+1 duplex semi-detached villa	96	77	47	220	140	Communal	£246.750,00	
Pasión 8	2+1 duplex semi-detached villa	-	-	-	-	-	Communal	sold	
Pasión 9	2+1 duplex semi-detached villa	96	77	47	220	140	Communal	£246.750,00	
Pasión 10	2+1 duplex semi-detached villa	-	-	-	-	-	-	sold	
Paz 1	1+1 Garden Apartment	58	10	-	68	-	Communal	sold	
Paz 2	1+1 Garden Apartment	58	10	-	68	-	Communal	sold	
Paz 3	1+1 Garden Apartment	-	-	-	-	-	Communal	sold	
Paz 4	1+1 Garden Apartment	-	-	-	-	-	Communal	sold	
Paz 5	1+1 Garden Apartment	58	10	-	68	-	Communal	£141.250,00	RESERVED
Paz 6	1+1 Garden Apartment	-	-	-	-	-	Communal	sold	
Paz 7	1+1 Garden Apartment	58	10	-	68	-	Communal	£141.250,00	
Paz 8	1+1 Garden Apartment	-	-	-	-	-	Communal	sold	
Paz 9	2+1 Loft Penthouse Apartment	88	-	55	143	-	Communal	£210.790,00	
Paz 10	2+1 Loft Penthouse Apartment	88	-	55	143	-	Communal	sold	
Paz 11	2+1 Loft Penthouse Apartment	88	-	55	143	-	Communal	£204.350,00	
Paz 12	2+1 Loft Penthouse Apartment	88	-	55	143	-	Communal	£204.350,00	RESERVED
Paz 13	2+1 Loft Penthouse Apartment	88	-	55	143	-	Communal	£204.350,00	RESERVED
Paz 14	2+1 Loft Penthouse Apartment	88	-	55	143	-	Communal	£204.350,00	
Paz 15	2+1 Loft Penthouse Apartment	88	-	55	143	-	Communal	£204.350,00	
Paz 16	2+1 Loft Penthouse Apartment	-	-	-	-	-	Communal	sold	
Milagro 1	2+1 Garden Apartment	81	15	-	96	-	Communal	Reserved	
Milagro 2	2+1 Garden Apartment	81	15	-	96	-	Communal	£189.750,00	
Milagro 3	2+1 Garden Apartment	81	15	-	96	-	Communal	sold	
Milagro 4	2+1 Garden Apartment	81	15	-	96	-	Communal	sold	
Milagro 5	2+1 Garden Apartment	81	15	-	96	-	Communal	£189.750,00	RESERVED
Milagro 6	2+1 Garden Apartment	81	15	-	96	-	Communal	£189.750,00	RESERVED
Milagro 7	2+1 Garden Apartment	81	15	-	96	-	Communal	sold	
Milagro 8	2+1 Garden Apartment	81	15	-	96	-	Communal	£195.750,00	
Milagro 9	2+1 Penthouse Apartment	78	-	75	153	-	Communal	£203.700,00	
Milagro 10	2+1 Penthouse Apartment	78	-	75	153	-	Communal	£199.750,00	RESERVED
Milagro 11	2+1 Penthouse Apartment	78	-	75	153	-	Communal	£199.750,00	RESERVED
Milagro 12	2+1 Penthouse Apartment	78	-	75	153	-	Communal	£199.750,00	RESERVED
Milagro 13	2+1 Penthouse Apartment	78	-	75	153	-	Communal	sold	
Milagro 14	2+1 Penthouse Apartment	78	-	75	153	-	Communal	Sold	
Milagro 15	2+1 Penthouse Apartment	78	-	75	153	-	Communal	£199.750,00	
Milagro 16	2+1 Penthouse Apartment	78	-	75	153	-	Communal	£203.700,00	



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