



DA VINCI MOUNTAINSIDE



1

ABOUT RAFAEL
CONSTRUCTIONS

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GENERAL

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PROJECT PLAN

4

DESIGN

5

FINANCING PROFIT CALCULATION

RAFAEL CONSTRUCTIONS

THE ONLY  DEVELOPER IN NORTHERN CYPRUS



- ✓The #1 and only German Company in Northern Cyprus
- ✓LEGALLY SAFE: fully licensed and certified
- ✓High-quality construction materials finishing
- ✓German speaking legal advice and & support



THE UNTOUCHED BEAUTY OF KARAAGAÇ

- Quiet, idyllic village in Northern Cyprus
- Surrounded by green hills and olive groves
- Breathtaking view of the Mediterranean Sea
- Ideal for outdoor activities: Hiking, cycling, picnics
- Rich in natural beauty and tranquillity
- The perfect retreat from the hustle and bustle of the city



AMENITIES



FACILITIES

- Restaurant and bar
- Small supermarket
- Outdoor pool
- Various seating areas
- Fire pit for BBQ
- Hammam, sauna, massage room
- Outdoor fitness, changing room and sanitary facilities
- Aesthetic elements

ACTIVITIES

- Yoga
- Outdoor Fitness
- Mountain bike
- Various other leisure activities



EXCLUSIVE SERVICES

- Shuttle service to the beach and to Girne
- All –inclusive rental service for the Property
- Security Service
- Safety barrier
- Concierge Service
- Private road
- Order service
- Tenant pool or rental guarantee possible
- Access to Naturheilpraktick events
- VIP member card with access to all Rafael Construction projects and discounts at our facilities from the projects



KOMŞU PARSEL NO: 33

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Yeşil Alan 1.135 m²

KOMŞU PARSEL NO: 33



ARAZI ALANI:11.438.00m²
 YOL TERK :80.00m²
 KALAN ARAZI ALANI :1.135.00m²
 YEŞİL ALAN %10:1.135.00m²
 KALAN ARAZI ALANI:10.223.00m²
 TABAN %20:2.044.00m²
 TOPLAM %35:3.578.00m²

TABAN ALANI
 1+1:36.00m²(16 ADT):576m²
 2+1:45.50m²(24 ADT):1.092m²
 3+1:85.00m²(4 ADT):340m²
 RESTORANT:36m²

BİRİNCİ KAT ALANI
 2+1:45.50m²(16 ADT):728.00m²

A blok havuz :67.00m²X2.134.00m²
 B blok havuz :30.00m²X2.60.00 m²

60 adet KONUT

A blok havuz :67.00m²X2.134.00m²
 B blok havuz :30.00m²X2.60.00m²

TİPLER;

TIP A 1 adet
 TIP B 1 blok
 TIP C 2 adet
 TIP D 7 adet
 TIP E 1 blok
 TIP F 1 blok
 TIP G 2 adet
 TIP H 7 adet
 TIP I 8 adet

11.438.00 m² 1:1000000 10.223.00 m² 1:1000000 1.135.00 m² 1:1000000 2.044.00 m² 1:1000000 3.578.00 m² 1:1000000

Adı Soyadı	Unvan	Sicil No	İmza
Mimarlar Proje			
Statik Proje			
Elek. Proje			
Mak. Proje			

Proje İsmi	Alanın
ALTAN ÖZÇANGIRLI'YE AIT TOPLU KONUT, HAVUZ VE RESTORANT PROJESİ	

Kaza	Bölünme	Kıy	Mahall	Sokak	Adres/Block No	Sıra/Plata No	Parsel No
GRNE	SENTEPE	KARAGAC	-	-	126	131-A-17-C	35

İşletme Yapanın Adı	İşletme Yapanın No	İşletme Yapanın Adres	İşletme Yapanın Telefon	İşletme Yapanın E-posta	İşletme Yapanın Web

VAZİYET PLANI	Ölçek
	1:200

Tarih	MAYIS 2021	Pafta	M.01

VAZİYET PLANI 1/200















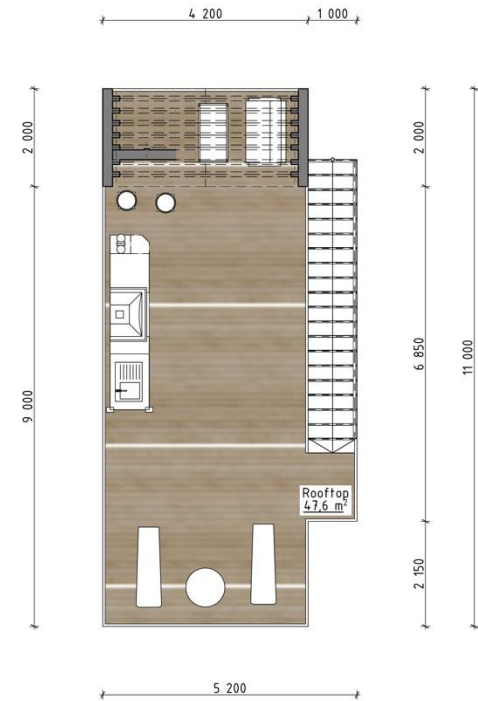
MOUNTAINSIDE

TINY CHALET





FLOORPLAN



PROJECT

DA VINCI MOUNTAINSIDE

Real estate price*

End of project

126 500 £

≈ 151 000 €

Q4 2025

PROPERTY TYPE

Chalet

NUMBER OF BEDROOMS

1+1

USABLE AREA IN M²

97

PLOT AREA IN M²

100

TERRACE IN M²

9

*The price is valid at the time of writing but is subject to change. The conversion price from pounds sterling to euros is also valid at the time of writing and has been rounded to the nearest 1000 for ease of understanding.



PROFIT CALCULATION - ROI

Total PURCHASE PRICE	151'000 €	
Rent p.d.	100 €	*High Season: 120 €
Min. Rental Occupancy p.a.	Days 160 Calculation 90 € x 160 Days	*Low Season: 70 €
Gross income	16'000 €	
Rental & property management	20%	
Net total income p.a.	12'800 €	
Net total income p.m.	1'067 €	
Annual RETURN in %	8.48%	



MOUNTAINSIDE
MOUNTAIN CHALET





FLOORPLAN

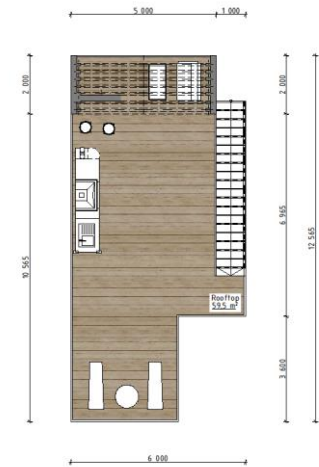
Ground floor



Ground floor



Rooftop



PROJECT

DA VINCI MOUNTAINSIDE

Real estate price*

End of project

152 900 £

≈ 182 000 €

Q4 2025

PROPERTY TYPE

Studio Appartement

NUMBER OF BEDROOMS

2+1

USABLE AREA IN M²

122

PLOT AREA IN M²

120

TERRACE IN M²

12

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PROFIT CALCULATION - ROI

Total PURCHASE PRICE	182'000 €	
Rent p.d.	120 €	*High Season: 135 €
Min. Rental Occupancy p.a.	Days 160 Calculation 120 € x 160 Days	*Low Season: 65 €
Gross income	19'200 €	
Rental & property management	20%	
Net total income p.a.	15'360 €	
Net total income p.m.	1'280 €	
Annual RETURN in %	8.44%	



MOUNTAINSIDE

DUPLEX 100sqm

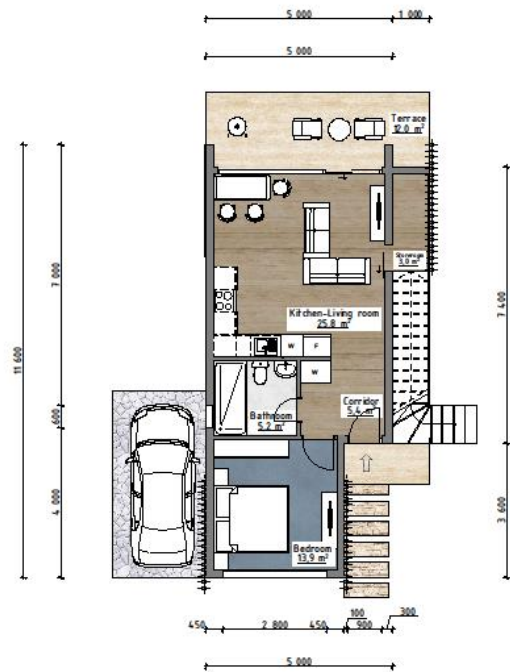




FLOORPLAN

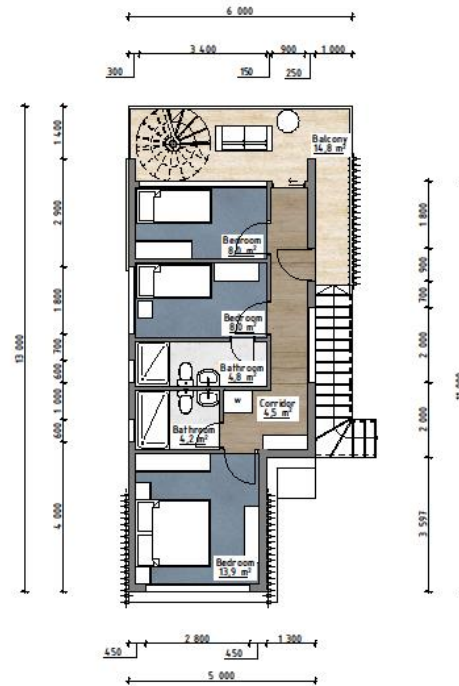
Duplex 4+1

Ground floor plan



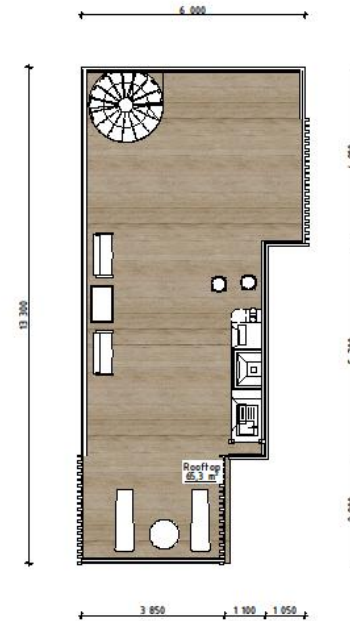
Ground floor: 50m² closed area + terrace 12m²
+ storeroom 3m²

First floor plan



First floor: 50m² closed area + balcony 14,8m²

Rooftop plan



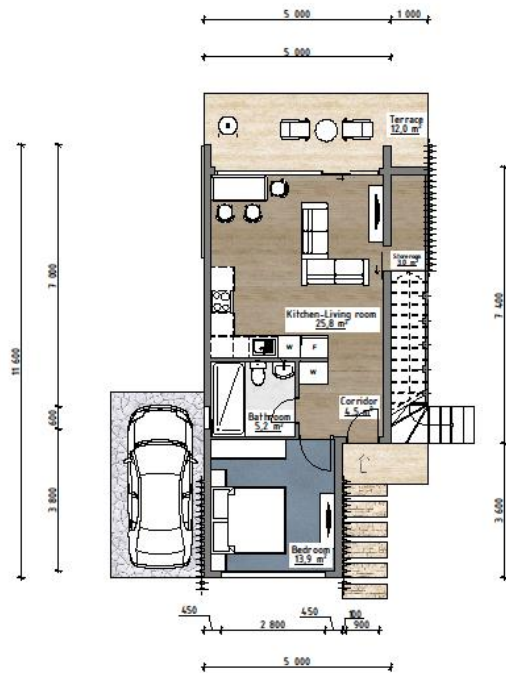
Rooftop: 65,3m²



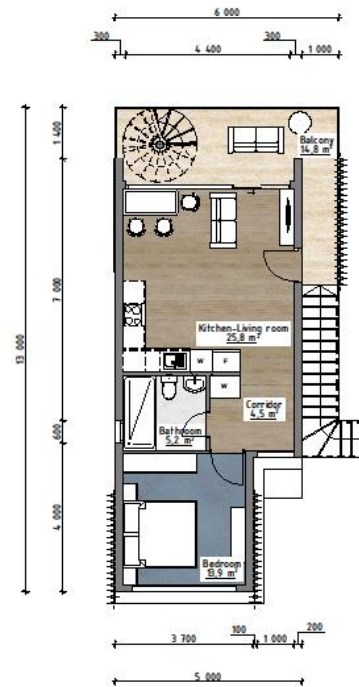
FLOORPLAN

Duplex Separated 2x1+1

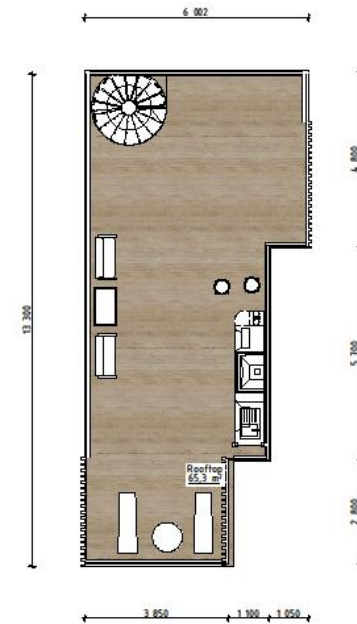
Ground floor plan



First floor plan



Rooftop plan



PROJECT

DA VINCI MOUNTAINSIDE

Real estate price*

End of project

262 900 £

≈ 314 000 €

Q4 2025

PROPERTY TYPE

Duplex Villas

NUMBER OF BEDROOMS

3+1 / 4+1

USABLE AREA IN M²

192

PLOT AREA IN M²

120

TERRACE IN M²

26.8

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PROFIT CALCULATION - ROI

Total PURCHASE PRICE	314'000 €	
Rent p.d.	200 €	*High Season: 250 €
Min. Rental Occupancy p.a.	Days 160 Calculation 200 € x 160 Days	*Low Season: 180 €
Gross income	32'000 €	
Rental & property management	20%	
Net total income p.a.	25'600 €	
Net total income p.m.	2'133 €	
Annual RETURN in %	8.15%	



MOUNTAINSIDE
TWIN CHALET



MOUNTAINSIDE

TWIN CHALET

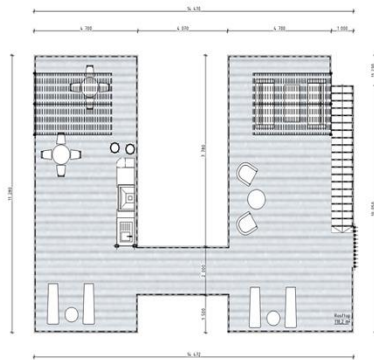


GRUNDRISSSE

ARCHICAD EDUCATION VERSION

Option 1 2+1

Rooftop plan

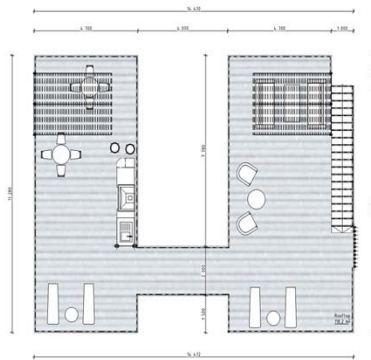


Groundfloor plan



Option 2 3+1

Rooftop plan

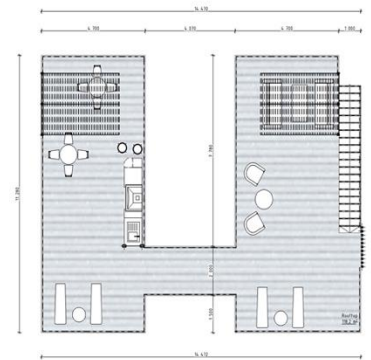


Groundfloor plan

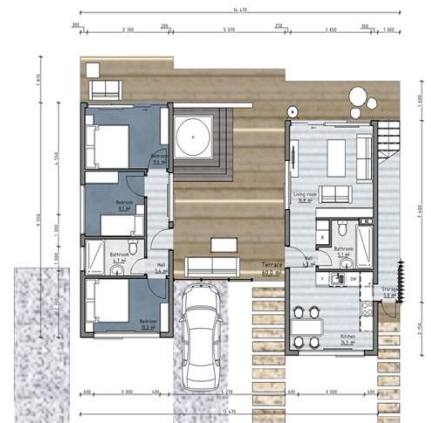


Option 3 3+1

Rooftop plan

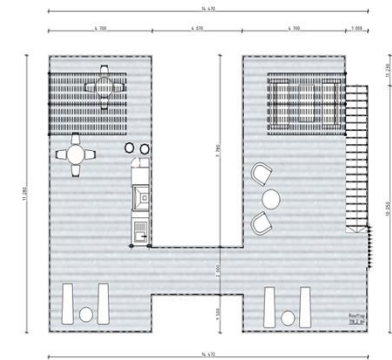


Groundfloor plan

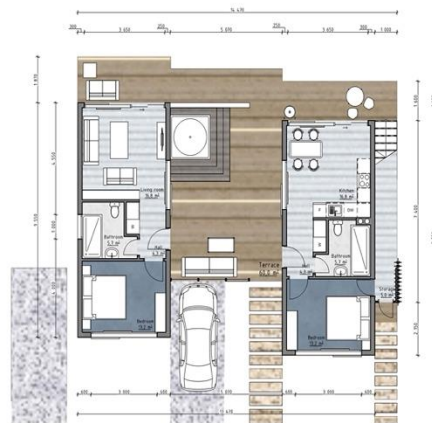


Option 4 2+1

Rooftop plan



Groundfloor plan



PROJECT

DA VINCI MOUNTAINSIDE

Real estate price*

End of project

273 900 £

≈ 327 000 €

Q4 2025

PROPERTY TYPE

Twin Chalet

NUMBER OF BEDROOMS

2

USABLE AREA IN M²

194

PLOT AREA IN M²

200

TERRACE IN M²

Terrace Furniture + Jacuzzi *
Privat Pool

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PROFIT CALCULATION - ROI

Total PURCHASE PRICE	327'000 €	
Rent p.d.	220 €	*High Season: 250 €
Min. Rental Occupancy p.a.	Days 160 Calculation 220 € x 160 Days	*Low Season: 180 €
Gross income	35'200 €	
Rental & property management	20%	
Net total income p.a.	28'160 €	
Net total income p.m.	2'347 €	
Annual RETURN in %	8.61%	



MOUNTAINSIDE

BUNGALOW



MOUNTAINSIDE

BUNGALOW

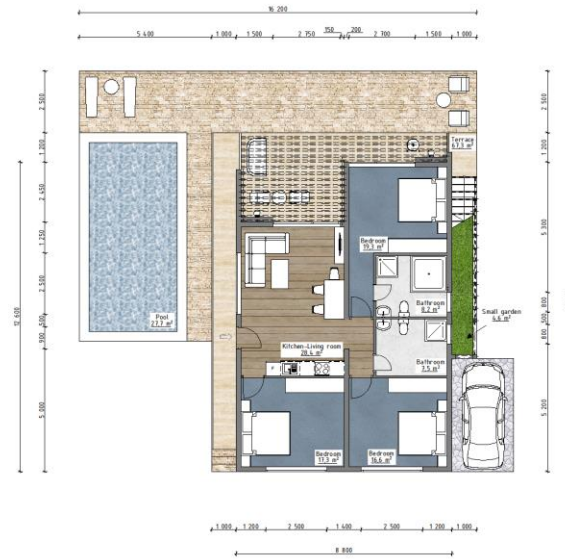


FLOORPLAN

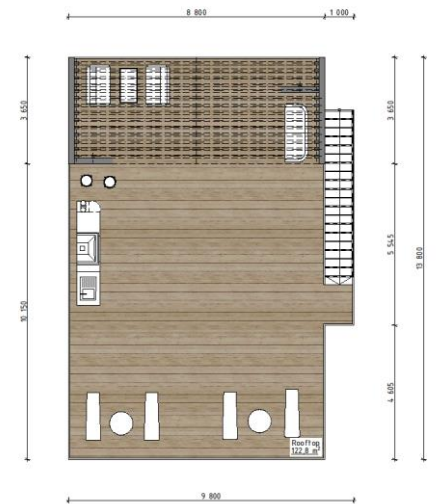
Ground floor



Ground floor



Rooftop



PROJECT

DA VINCI MOUNTAINSIDE

Real estate price*

End of project

305 000 £

≈ 364 000 €

Q4 2025

PROPERTY TYPE

Bungalow

NUMBER OF BEDROOMS

2+1 / 3+1

USABLE AREA IN M²

273

PLOT AREA IN M²

UP TO 320

TERRACE IN M²

67.3

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PROFIT CALCULATION - ROI

Total PURCHASE PRICE	364'000 €	
Rent p.d.	250 €	*High Season: 300 €
Min. Rental Occupancy p.a.	Days 160 Calculation 250 € x 160 Days	*Low Season: 200 €
Gross income	40'000 €	
Rental & property management	20%	
Net total income p.a.	32'000 €	
Net total income p.m.	2'667 €	
Annual RETURN in %	8.79%	

ALL-IN-ONE SERVICE

In nur 5 Schritten zu Ihrem Ziel



1



INITIAL CONTACT & PRELIMINARY INTERVIEW

- Presentation
- Next steps (process and procedure)
- Appointment for the individual needs analysis

2



INDIVIDUAL NEEDS ANALYSIS

- Detailed recording of your needs and ideas
- Detailed evaluation and selection by the responsible team of experts

3



PRESENTATION & CONSULTING

- Presentation of the evaluation
- Offer and selection of the right property
- Cost breakdown
- Selection and preparation of the payment plan
- Profit calculation (ROI)

4



PURCHASE PROCESS

- Object securing, price and condition fixing by reservation
- Inspection tour
 - Tour of the existing properties,
 - Construction sites and projects
 - Appointment lawyer/ notary- granting of power of attorney- payment of lawyer's fee and stamp fee
 - Bank appointment for account opening
 - Sightseeing tour & exploration of infrastructure
- Purchase contract
 - Minimum down payment of the property to the trust account of the lawyer
 - Coordination of the modalities of the purchase contract with the lawyer
 - Signing of the purchase contract
 - Registration of the purchase contract with the competent tax office
 - Registration of the purchase agreement with the competent tax office
 - Notarial registration of the purchase contract at the land registry office

5



AFTERSALES

- Property
 - Individualization and change requests
 - Electricity & water connections
 - Furniture package, ACs and white goods
 - Real Estate Transfer Tax (VAT)
 - Title Deed
 - Property Management/ Maintenance
 - Rental service/ hotel concept
- Immigration
 - Residence Permit
 - Working Permit
 - Driver's license conversion / reissuance
 - Health/building/general insurance
 - Kindergarten/ School/ University
 - Pets
- Company constructs
 - Company formation
 - Legal advice
 - Tax consulting