



DA VINCI MOUNTAINSIDE



OCEAN PALM
DEVELOPMENTS

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 and high-quality finishing
- ✓ Top price-performance ratio
- ✓ Individual financing plans possible



Da Vinci Mountainside:

- Generational Expertise: Active in the property development business for three generations.
- Flexibility: High flexibility in a wide range of areas.
- English & German-Speaking Service: English & German-speaking contacts and service.
- Quality Control: Supervision of construction phases by a German engineer.
- Safety Features: Fire protection, smoke detectors, fire extinguishers, and alarm systems (if desired).
- Smart Home Systems: Integration of smart home systems,
- Odorless Drainage Systems: Advanced drainage systems to prevent odors.
- Water Filtration: Central water filter system.



OCEAN PALM
DEVELOPMENTS

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, picnic
- Rich in natural beauty and tranquillity
- The perfect retreat from the hustle and bustle of the city



THE PROJECT AT THE HEART OF A LIVELY ENVIRONMENT

- Already completed mountain road provides a direct connection to the airport - only 30 minutes' drive.
- Modern health center of a renowned developer - only 7 minutes away from the property.
- The new shopping center “Dima” was recently completed and opened - only 12 minutes away.
- In Sun Valley Seaside, a new marina with a sandy beach and a wide range of leisure activities is being built - just 10 minutes away. The project is worth 42 million euros.
- The 18-hole Korineum Golf Resort - one of the best in the Mediterranean - is just 15 minutes away.
- Planned expansion of the Korineum Golf Resort: a second 18-hole golf course is being built on the seaside. In addition, 60 million euros will be invested in exclusive infrastructure with a beach club, restaurants and bars.
Current room prices: €250-500 per night.
- A new marina with an integrated hotel casino is being built in the direction of Tatlisu.
- New shopping centers with a total area of 8,000-9,000 m² are being built approx. 20 minutes' drive in the direction of Tatlisu.
- Esentepe is developing rapidly - extensive investments in infrastructure, supply and quality of life are already underway.



AMENITIES



FACILITIES

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























MOUNTAINSIDE

CHALET 1+1 - £136.000





FLOOR PLAN



PROJECT

DA VINCI MOUNTAINSIDE

Real estate price*

End of project

136 000 £

≈ 165 000 €

Summer 2026

PROPERTY TYPE

Chalet

NUMBER OF BEDROOMS

1+1

USABLE AREA IN M²

97

PLOT AREA IN M²

100

TERRACE IN M²

9

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YOUR OPTIONAL CUSTOMIZED PAYMENT PLAN

PURCHASE PRICE **165 000 €**

DOWN PAYMENT **50%**

SAMPLE CALCULATION

Reservation amount 14 days, will be deducted from the total price (If a 28 days reservation is desired, the amount is 10 000,- €)

6'000 €

(Changes to the floor plan, individual adjustments included)

TOTAL DEPOSIT
WITHIN THE RESERVATION PERIOD

82'500 €

REMAINING AMOUNT AFTER KEY HANDOVER

76'500 €

**REMAINING AMOUNT OVER 10 YEARS
INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH
CONSULTATION)**

76'500 €

Monthly installment over 120 months incl. Interest

856.75 €

bis

1'038.42 €



Your Profit Calculation - ROI

Total PURCHASE PRICE	165'000 €	 <div>*High Season: 130 €</div> <div>*Low Season : 80 €</div>
Rent p.d.	110 €	
Min. occupancy rate p.a.	days 180	
	Calculation 110 € x 180 days	
Gross income	19'800 €	
Rental & property management	20%	
Net total income p.a.	15'840 €	
Net total income p.m.	1'320 €	
Annual RETURN in %	9.60%	



Your Profit Calculation - ROI

Total PURCHASE PRICE	165'000 €	 <div>*High Season: 130 €</div> <div>*Low Season : 80 €</div>
Rent p.d.	110 €	
Min. occupancy rate p.a.	days 240	
	Calculation 110 € x 240 days	
Gross income	26'400 €	
Rental & property management	20%	
Net total income p.a.	21'120 €	
Net total income p.m.	1'760 €	
Annual RETURN in %	12.80%	



MOUNTAINSIDE

MOUNTAIN CHALET - 2+1 - £164.400





Figure 1 shows the floor plan of the house. The plan includes a car parked in a driveway. The dimensions of the house and its components are as follows:

- Overall width: 11,300 ft (3,540 ft + 3,540 ft + 4,220 ft)
- Overall depth: 17,300 ft (3,540 ft + 3,540 ft + 3,540 ft + 3,540 ft + 3,540 ft)
- Car dimensions: 1,900 ft (width) x 450 ft (depth)
- Kitchen: 13.5 ft x 11.5 ft
- Living room: 21.5 ft x 11.5 ft
- Dining room: 11.5 ft x 11.5 ft
- Bathroom: 6.5 ft x 6.5 ft
- Back porch: 11.5 ft x 11.5 ft
- Shaded garden: 8.5 ft x 11.5 ft

Figure 10 is a detailed floor plan of the second floor of the house. The plan shows a layout with a carport on the left, a living room (30.2 m²) with a fireplace, a dining room (10.2 m²), a kitchen (10.2 m²), a breakfast room (10.2 m²), a bathroom (6.2 m²), a bedroom (12.2 m²), a terrace (12.2 m²), a garden (12.2 m²), and a porch (12.2 m²). The overall dimensions are 11.000 m by 11.000 m.

Architectural floor plan of the 'Korridor' (Corridor) showing a long, narrow layout. The plan includes a 'Korridor' (Corridor) area, a 'Kuchnia' (Kitchen) area, a 'Łazienka' (Bathroom) area, and a 'Sypialnia' (Bedroom) area. Dimensions are provided for the overall layout and individual rooms.

PROJECT

DA VINCI MOUNTAINSIDE

Real estate price*

End of project

164 400 £

≈ 199 000 €

Summer 2026

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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YOUR OPTIONAL CUSTOMIZED PAYMENT PLAN

PURCHASE PRICE **199 000 €**

DOWN PAYMENT **50%**

SAMPLE CALCULATION

Reservation amount 14 days, will be deducted from the total price (If a 28 days reservation is desired, the amount is 10 000,- €)

(Changes to the floor plan, individual adjustments included)

6'000 €

TOTAL DEPOSIT
WITHIN THE RESERVATION PERIOD

99'500 €

REMAINING AMOUNT AFTER KEY HANDOVER

93'500 €

**REMAINING AMOUNT OVER 10 YEARS
INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH
CONSULTATION)**

93'500 €

Monthly installment over 120 months incl. Interest

1'047.13 €

bis

1'269.18 €



Your Profit Calculation - ROI

Total PURCHASE PRICE	199'000 €	 *High Season: 160 € *Low Season : 100 €
Rent p.d.	130 €	
Min. occupancy rate p.a.	days 180	
	Calculation 130 € x 180 days	
Gross income	23'400 €	
Rental & property management	20%	
Net total income p.a.	18'720 €	
Net total income p.m.	1'560 €	
Annual RETURN in %	9.41%	



Your Profit Calculation - ROI

Total PURCHASE PRICE	199'000 €	 *High Season: 160 € *Low Season : 100 €
Rent p.d.	130 €	
Min. occupancy rate p.a.	days 240	
	Calculation 130 € x 240 days	
Gross income	31'200 €	
Rental & property management	20%	
Net total income p.a.	24'960 €	
Net total income p.m.	2'080 €	
Annual RETURN in %	12.54%	



MOUNTAINSIDE

DUPLEX VILLA - £282.600





MOUNTAINSIDE

DUPLEX VILLA - £282.600





House 'D' Floor Plan Details:

- Overall Dimensions:** 7,000 mm (width) x 9,600 mm (depth).
- Rooms and Areas:**
 - Bedroom:** 6.9 m² (bottom left, blue-shaded).
 - Bedroom:** 4.5 m² (middle right, dark grey).
 - Bathroom:** 3.4 m² (middle left, light grey).
 - Kitchen-Living room:** 27.7 m² (top middle, dark grey).
 - Terrace:** 20.3 m² (top right, light tan).
- Other Features:**
 - Carport:** Located on the left side, with a car icon.
 - Corridor:** 4.5 m², connecting the bedrooms and bathroom.
 - Staircase:** Located on the right side, adjacent to the terrace.
 - Entrance:** Indicated by an upward arrow at the bottom right.
- Dimensions and Spacing:**
 - Top Edge:** 700, 3,600, 700, 50, 600, 1,150 mm.
 - Right Edge:** 9,600 mm.
 - Bottom Edge:** 550, 2,600, 550, 50, 1,000, 1,200, 1,000 mm.
 - Bottom Total:** 6,000 mm.



Floor Plan Details:

- Overall Dimensions:**
 - Top: 7,000 (Total), 3,600 (Kitchen/Living), 700 (Bedroom), 2,000 (Bedroom)
 - Left: 3,000 (Total), 1,400 (Living), 8,400 (Kitchen/Bath/Bed), 1,600 (Bedroom)
 - Right: 3,100 (Total), 4,200 (Kitchen/Bath/Bed), 11,000 (Bedroom)
 - Bottom: 7,000 (Total), 190 (Hallway), 2,600 (Living/Bed), 550 (Bedroom), 900 (Bedroom), 1,300 (Bedroom), 1,000 (Bedroom), 200 (Bedroom)
- Rooms and Areas:**
 - Living Room:** 49.7 m² (includes fireplace, sofa, armchairs)
 - Kitchen:** 10.7 m² (includes F, DW, O, G, W)
 - Bedroom 1:** 15.9 m²
 - Bedroom 2:** 14.5 m²
 - Bathroom:** 4.4 m²
 - Corridor:** 4.5 m²
 - Spa room:** 5.3 m²
 - Terrace:** 20.3 m²
- Other Features:**
 - Car icon for scale (approx. 4,500 x 1,800).
 - Staircase with arrow indicating direction.
 - Fireplace in the living room.
 - Shower, toilet, and sink in the bathroom.
 - Washing machine (W) and dryer (G) in the kitchen area.

[illegible]

Architectural floor plan of the first floor of the 'Prvi sprat' (First floor). The plan shows a large rectangular space with a staircase on the right side. Dimensions are provided: overall width 7.40m, overall depth 11.80m, and a central area of 74.6 m². The plan includes various rooms, corridors, and furniture like tables and chairs.

PROJECT DA VINCI MOUNTAINSIDE

Real estate price*

End of project

282 600 £

≈ 342 000 €

Summer 2026

PROPERTY TYPE	Duplex Villas
NUMBER OF BEDROOMS	3+1 / 4+1
USABLE AREA IN M ²	192
PLOT AREA IN M ²	120
TERRACE IN M ²	26.8

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YOUR OPTIONAL CUSTOMIZED PAYMENT PLAN

PURCHASE PRICE **342 000 €**

DOWN PAYMENT **50%**

SAMPLE CALCULATION

Reservation amount 14 days, will be deducted from the total price (If a 28 days reservation is desired, the amount is 10 000,- €)

(Changes to the floor plan, individual adjustments included)

6'000 €

TOTAL DEPOSIT
WITHIN THE RESERVATION PERIOD

171'000 €

REMAINING AMOUNT AFTER KEY HANDOVER

165'000 €

REMAINING AMOUNT OVER 10 YEARS
INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH
CONSULTATION)

165'000 €

Monthly installment over 120 months incl. Interest

1'847.89 €

bis

2'239.73 €



Your Profit Calculation - ROI

Total PURCHASE PRICE	342'000 €	 <div>*High Season: 270 €</div> <div>*Low Season : 160 €</div>
Rent p.d.	220 €	
Min. occupancy rate p.a.	days 180	
	Calculation 220 € x 180 days	
Gross income	39'600 €	
Rental & property management	20%	
Net total income p.a.	31'680 €	
Net total income p.m.	2'640 €	
Annual RETURN in %	9.26%	



Your Profit Calculation - ROI

Total PURCHASE PRICE	342'000 €	 <div>*High Season: 270 €</div> <div>*Low Season : 160 €</div>
Rent p.d.	220 €	
Min. occupancy rate p.a.	days 240	
	Calculation 220 € x 240 days	
Gross income	52'800 €	
Rental & property management	20%	
Net total income p.a.	42'240 €	
Net total income p.m.	3'520 €	
Annual RETURN in %	12.35%	



MOUNTAINSIDE

TWIN CHALET - £294.400



MOUNTAINSIDE

TWIN CHALET - £294.400



Floor Plan

ARCHICAD EDUCATION VERSION

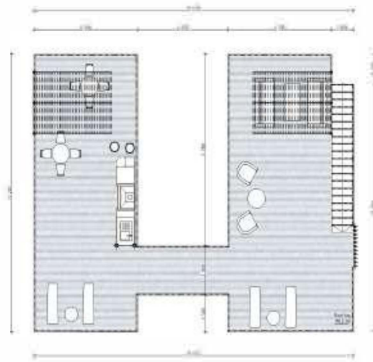
Option 1 2+1

Rooftop plan



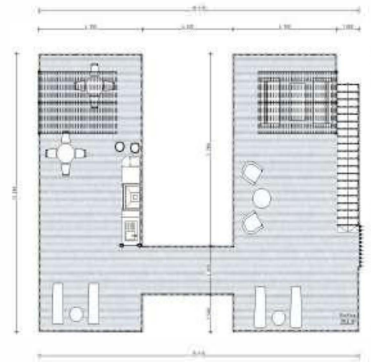
Option 2 3+1

Rooftop plan



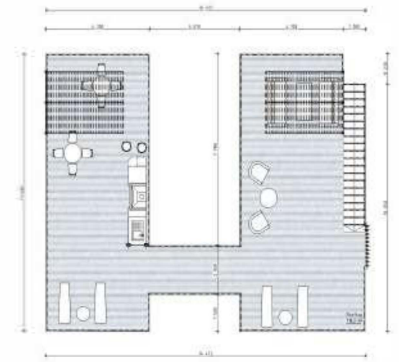
Option 3 3+1

Rooftop plan



Option 4 2+1

Rooftop plan



Groundfloor plan



Groundfloor plan



Groundfloor plan



Groundfloor plan



PROJECT

DA VINCI MOUNTAINSIDE

Real estate price*

294.400 £

≈ 356 000 €

End of project

Summer 2026

PROPERTY TYPE

Twin Chalet

NUMBER OF BEDROOMS

2

USABLE AREA IN M²

194

PLOT AREA IN M²

200

LIFESTYLE PACKAGE INCLUSIVE

Terrace Furniture + Jacuzzi *
Privat Pool

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YOUR OPTIONAL CUSTOMIZED PAYMENT PLAN

PURCHASE PRICE **356 000 €**

DOWN PAYMENT **50%**

SAMPLE CALCULATION

Reservation amount 14 days, will be deducted from the total price (If a 28 days reservation is desired, the amount is 10 000,- €)

(Changes to the floor plan, individual adjustments included)

6'000 €

TOTAL DEPOSIT
WITHIN THE RESERVATION PERIOD

178'000 €

REMAINING AMOUNT AFTER KEY HANDOVER

172'000 €

**REMAINING AMOUNT OVER 10 YEARS
INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH
CONSULTATION)**

172'000 €

Monthly installment over 120 months incl. Interest

1'926.28 €

bis

2'334.75 €



Your Profit Calculation - ROI

Total PURCHASE PRICE	356'000 €	 <div>*High Season: 260 €</div> <div>*Low Season : 190 €</div>
Rent p.d.	230 €	
Min. occupancy rate p.a.	days 180	
	Calculation 230 € x 180 days	
Gross income	41'400 €	
Rental & property management	20%	
Net total income p.a.	33'120 €	
Net total income p.m.	2'760 €	
Annual RETURN in %	9.30%	



Your Profit Calculation - ROI

Total PURCHASE PRICE	356'000 €	 <div>*High Season: 260 €</div> <div>*Low Season : 190 €</div>
Rent p.d.	230 €	
Min. occupancy rate p.a.	days 240	
	Calculation 230 € x 240 days	
Gross income	55'200 €	
Rental & property management	20%	
Net total income p.a.	44'160 €	
Net total income p.m.	3'680 €	
Annual RETURN in %	12.40%	



MOUNTAINSIDE

BUNGALOW FROM - £327.900



MOUNTAINSIDE

BUNGALOW FROM - £327.900



FLOOR PLAN

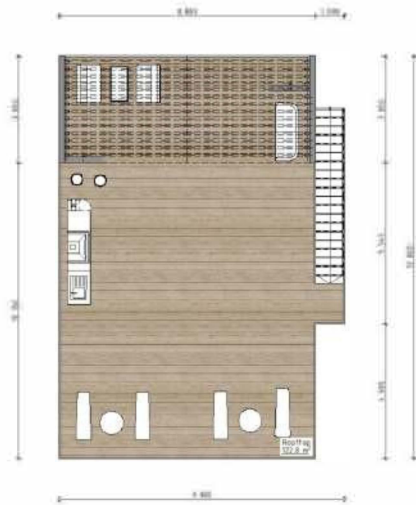
Ground floor



Ground floor



Rooftop



PROJECT

DA VINCI MOUNTAINSIDE

Real estate price*

327 900 £

≈ 397 000 €

End of project

Summer 2026

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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YOUR OPTIONAL CUSTOMIZED PAYMENT PLAN

PURCHASE PRICE **397 000 €**

DOWN PAYMENT **50%**

SAMPLE CALCULATION

Reservation amount 14 days, will be deducted from the total price (If a 28 days reservation is desired, the amount is 10 000,- €)

(Changes to the floor plan, individual adjustments included)

6'000 €

TOTAL DEPOSIT
WITHIN THE RESERVATION PERIOD

198'500 €

REMAINING AMOUNT AFTER KEY HANDOVER

192'500 €

**REMAINING AMOUNT OVER 10 YEARS
INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH
CONSULTATION)**

192'500 €

Monthly installment over 120 months incl. Interest

2'155.87 €

bis

2'613.02 €



Your Profit Calculation - ROI

Total PURCHASE PRICE	397'000 €	 <div>*High Season: 300 €</div> <div>*Low Season : 200 €</div>
Rent p.d.	260 €	
Min. occupancy rate p.a.	days 180	
	Calculation 260 € x 180 days	
Gross income	46'800 €	
Rental & property management	20%	
Net total income p.a.	37'440 €	
Net total income p.m.	3'120 €	
Annual RETURN in %	9.43%	



Your Profit Calculation - ROI


Total PURCHASE PRICE	397'000 €	 *High Season: 300 € *Low Season : 200 €
Rent p.d.	260 €	
Min. occupancy rate p.a.	days 240	
	Calculation 260 € x 240 days	
Gross income	62'400 €	
Rental & property management	20%	
Net total income p.a.	49'920 €	
Net total income p.m.	4'160 €	
Annual RETURN in %	12.57%	

ALL-IN-ONE SERVICE

Reach your goal in just 5 steps



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

AFTER SALES

- 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



Contact Us



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WE TRUST IN QUALITY