OCEAN PALM
DEVELOPMENTS

INDIVIDUAL OFFERS FOR

RAFAEL'S VIP BEACH CLUB

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

OCEAN PALM
DEVELOPMENTS

Unique selling points RAFAEL CONSTRUCTIONS

- ✓ Already active in the property development business in the 3rd generation
- ✓ High flexibility in a wide range of areas
- ✓ English & German-speaking contacts and service
- ✓ Quality control and supervision of construction phases by German engineer
- ✓ Safety precautions Fire protection, smoke detectors, fire extinguishers, alarm system (if desired)
- ✓ Smart home systems possible
- ✓ Odorless drainage systems
- ✓ Carports or pergolas with solar systems
- ✓ Central water filter system
- ✓ Additional generators in the event of a power failure

OCEAN PALM
DEVELOPMENTS

TATLISU

Where history meets modernity

- One of the largest villages on the peninsula in eastern Cyprus
- Well-developed infrastructure with supermarkets, restaurants, cafés and stores
- Good connections to other parts of northern Cyprus
- Charming mix of natural beauty and modern comfort
- Great potential for innovative projects

OCEAN PALM
DEVELOPMENTS

AMENITIES

FACILITIES

- Café, bar, bakery, ice cream parlor, restaurants
- VIP club, beach club, cigar lounge
- Infinity pool, water sports facilities, pool bar
- Hammam, sauna, massage room
- Outdoor fitness, changing room and sanitary facilities
- Aesthetic elements

ACTIVITIES

- Animation programs and clubbing experience
- Yoga, water games, live music
- pool parties, gourmet dinners
- theme nights, shows and much more

Exclusive Services

- Shuttle service to the beach and to Girne
- All –inclusive rental service for the Property
- Inclusive rental service for the property
- Security Service
- Concierge Service
- Access to Naturheilpraktick events
- VIP member card with access to all Rafael Construction projects and discounts at our facilities from the projects

SITEPLAN

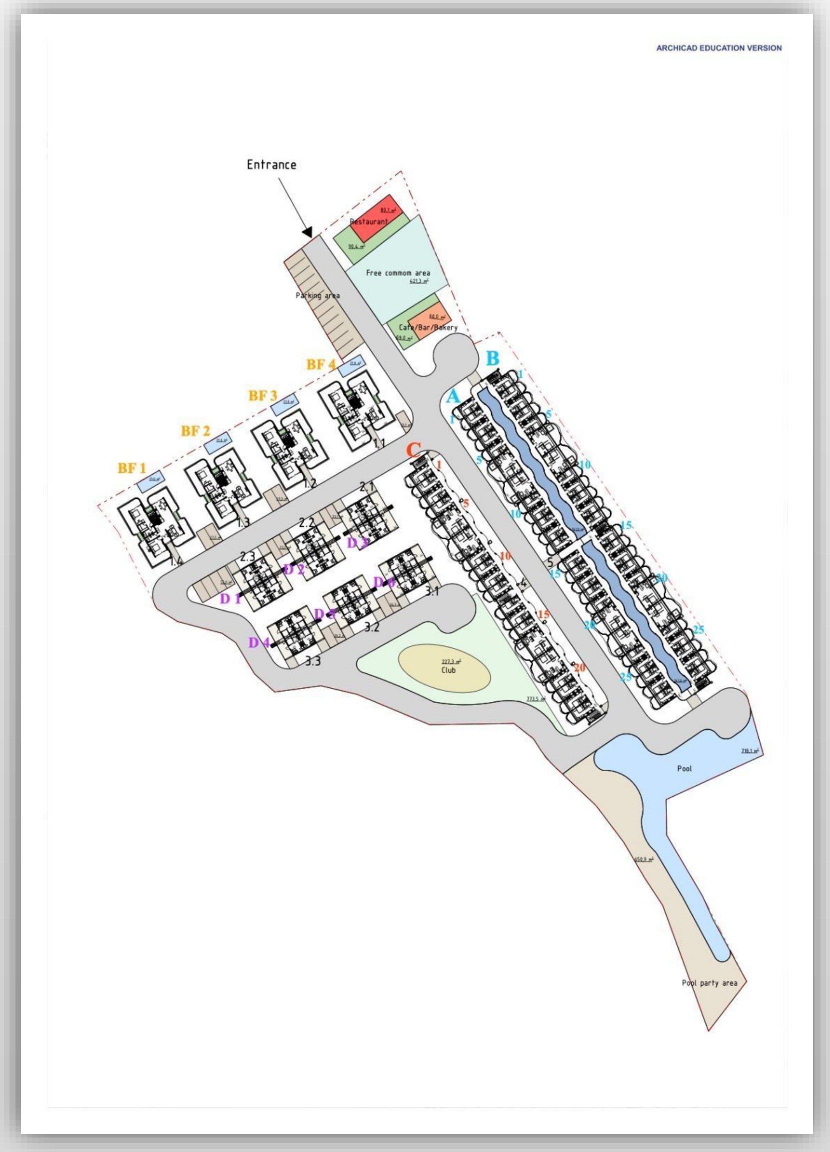
- Four butterfly villas, each with 200 m^2 of living space and a private pool for relaxing, are being built throughout the residential complex.

- Individual studio apartments the size of a hotel room are being built on the right-hand side:
  - 80 units with 17.5 m^2 living space and 4 m^2 terrace,
  - 8 VIP Junior Suites with 35m^2 living space and 8m^2 terrace.
  - 4 VIP King Suites with 70 m^2 living space and 16 m^2 terrace.

- On the other side of the street, 46 apartments are being built:
  - 30 units with 20m^2 living space and 4m^2 terrace,
  - 4 VIP Junior Suites with 40m^2 living space and 8m^2 terrace,
  - 2 VIP King Suites with 80m^2 living space and 16m^2 terrace.

- The units on the upper floor have a roof terrace of the same size, both for the 17.5 m^2 and the 20 m^2 units.

- The butterfly villas have penthouse quarters with 4 units per block, each with 17.5 m^2 and 20 m^2 as well as a spacious roof terrace and a small garden.

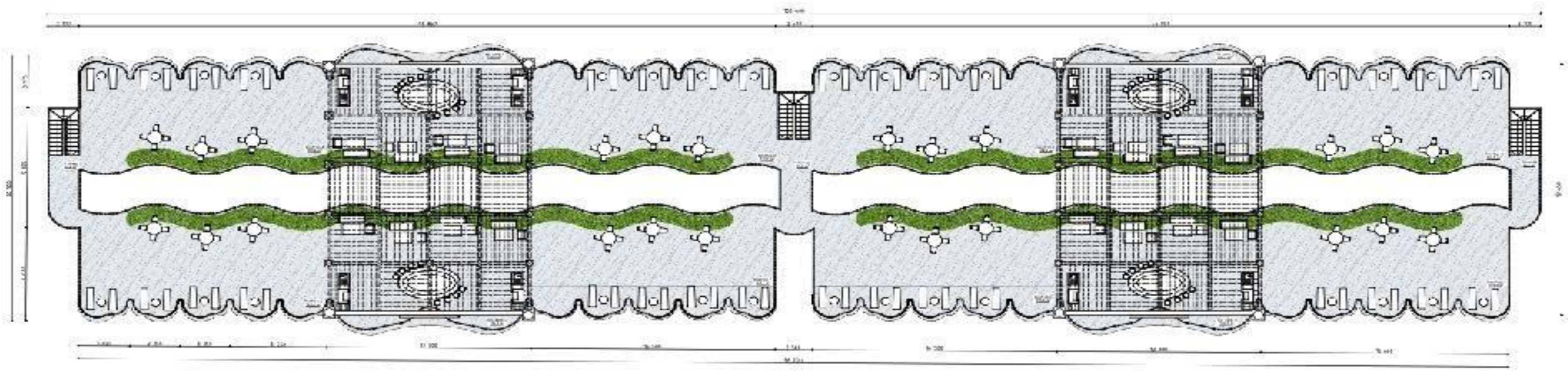


* Dieses Projekt befindet sich derzeit in der Pre-sale Phase. Es können Anpassungen vorgenommen werden, aber das Grundkonzept bleibt gleich.

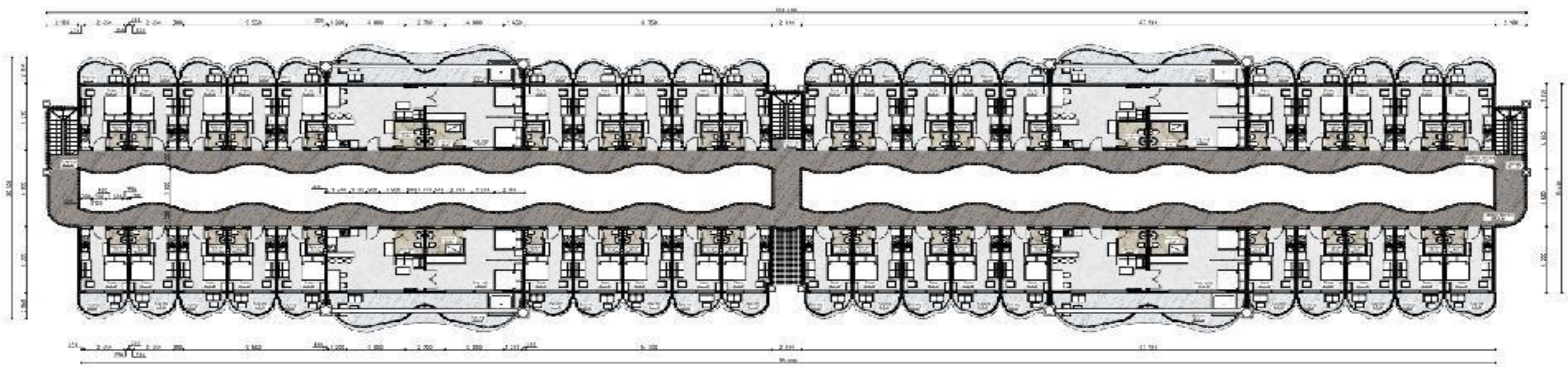
VIP BEACH CLUB RESORT

HOTEL STUDIO 17.5sqm - £45,000

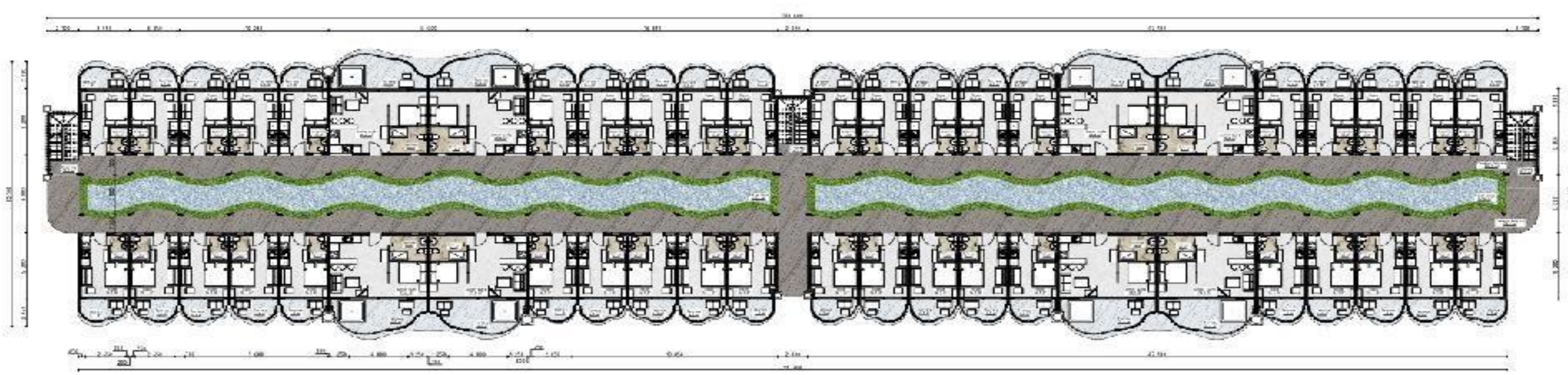
Rooftop plan

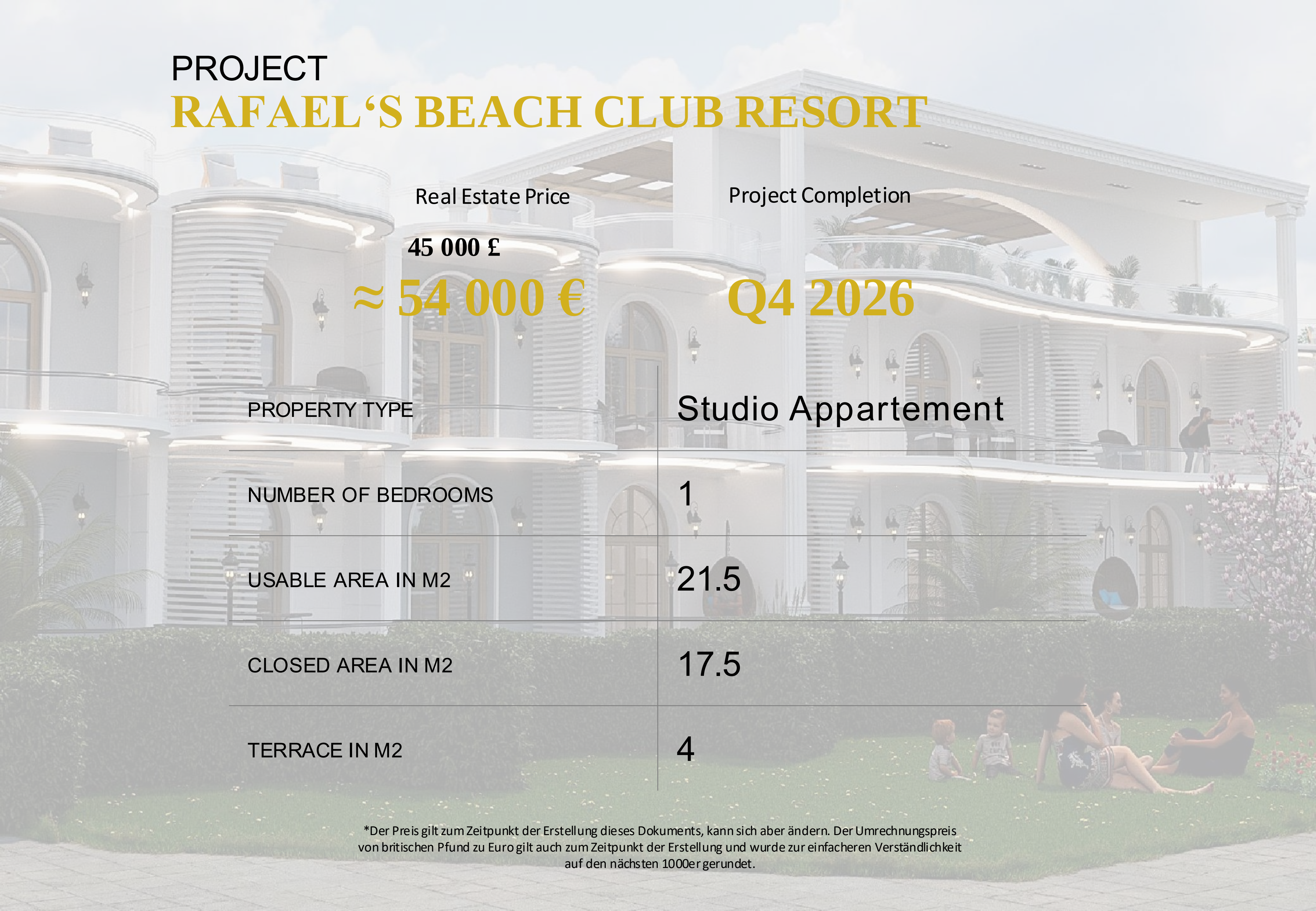


First floor plan



Ground floor plan





PROJECT

RAFAEL'S BEACH CLUB RESORT

Real Estate Price

45 000 £

≈ 54 000 €

Project Completion

Q4 2026

PROPERTY TYPE	Studio Appartement
NUMBER OF BEDROOMS	1
USABLE AREA IN M2	21.5
CLOSED AREA IN M2	17.5
TERRACE IN M2	4

*Der Preis gilt zum Zeitpunkt der Erstellung dieses Dokuments, kann sich aber ändern. Der Umrechnungspreis von britischen Pfund zu Euro gilt auch zum Zeitpunkt der Erstellung und wurde zur einfacheren Verständlichkeit auf den nächsten 1000er gerundet.

YOUR OPTIONAL INDIVIDUAL PAYMENT PLAN

PURCHASE PRICE **54 000 €**

DEPOSIT **50%**

SAMPLE CALCULATION

Reservation amount 14 days, will be deducted from the total price (If a 28 days reservation is desired, the amount is 5 000,- €) (Changes to the floor plan, individual adjustments included)	2’500 €
TOTAL DEPOSIT WITHIN THE RESERVATION PERIOD	27’000 €
REMAINING AMOUNT AFTER KEY HANDOVER	24’500 €
REMAINING AMOUNT OVER 10 YEARS INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH CONSULTATION)	24’500 €
Monthly installment over 120 months incl. Interest	274.38 € bis 332.57 €

Your Profit Calculation - ROI

Total PURCHASE PRICE	54’000 €	
Rent p.d.	50 €	
Min. occupancy rate p.a.	Days	180
	Calculation	50 € x 180 Days
Gross income	9’000 €	
Rental & property management Gross income - Rental & property management	20%	
Net total income p.a.	7’200 €	
Net total income p.m.	600 €	
Annual RETURN in %	**13.33%**	

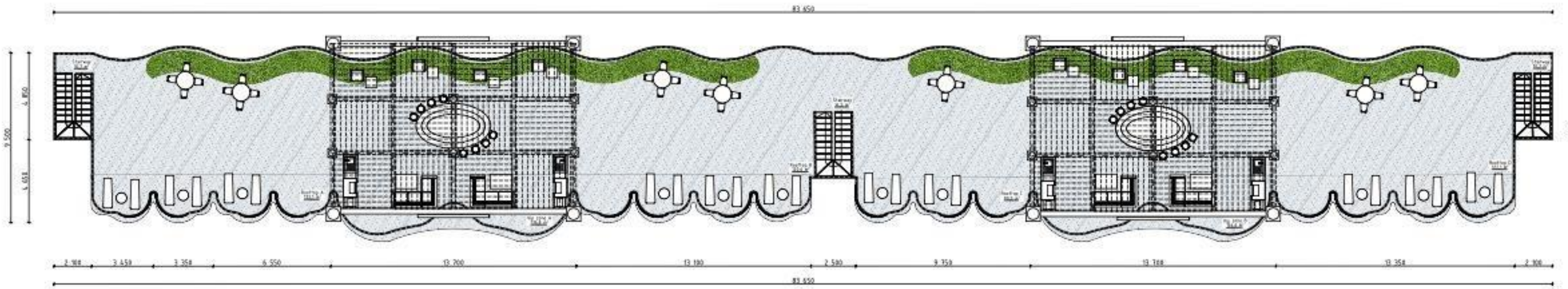
*High Season: 70 €

*Low Season : 35 €

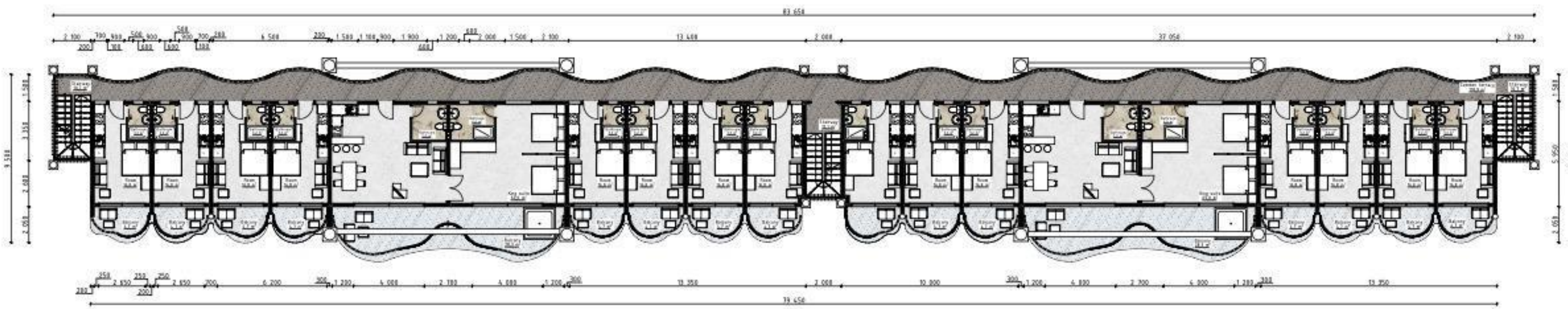
VIP BEACH CLUB RESORT

HOTEL STUDIO 20sqm - £52,000

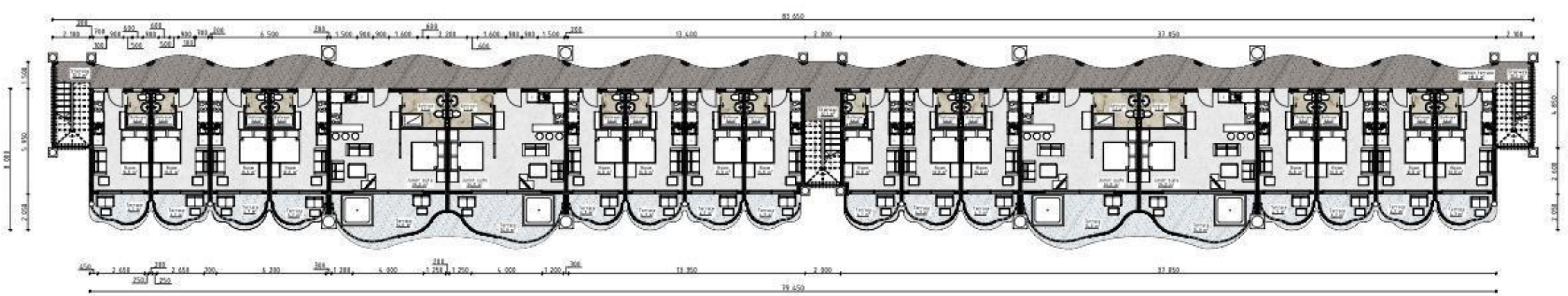
Rooftop plan



First floor plan



Ground floor plan



PROJECT

RAFAEL'S BEACH CLUB RESORT

Real Estate Price

52 000 £

≈ 62 400 €

Project Completion

Q4 2026

PROPERTY TYPE	Studio Appartement
NUMBER OF BEDROOMS	1
USABLE AREA IN M2	24
CLOSED AREA IN M2	20
TERRACE IN M2	4

*Der Preis gilt zum Zeitpunkt der Erstellung dieses Dokuments, kann sich aber ändern. Der Umrechnungspreis von britischen Pfund zu Euro gilt auch zum Zeitpunkt der Erstellung und wurde zur einfacheren Verständlichkeit auf den nächsten 1000er gerundet.

YOUR OPTIONAL INDIVIDUAL PAYMENT PLAN

PURCHASE PRICE **62 400 €**

DEPOSIT **50%**

SAMPLE CALCULATION

Reservation amount 14 days, will be deducted from the total price (If a 28 days reservation is desired, the amount is 5 000,- €) (Changes to the floor plan, individual adjustments included)	2’500 €
TOTAL DEPOSIT WITHIN THE RESERVATION PERIOD	31’200 €
REMAINING AMOUNT AFTER KEY HANDOVER	28’700 €
REMAINING AMOUNT OVER 10 YEARS INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH CONSULTATION)	28’700 €
Monthly installment over 120 months incl. Interest	321.42 € bis 389.58 €

Your Profit Calculation - ROI

Total PURCHASE PRICE	62’400 €	
Rent p.d.	60 €	
Min. occupancy rate p.a.	Days	180
	Calculation	60 € x 180 Days
Gross income	10’800 €	
Rental & property management Gross income - Rental & property management	20%	
Net total income p.a.	8’640 €	
Net total income p.m.	720 €	
Annual RETURN in %	**13.85%**	

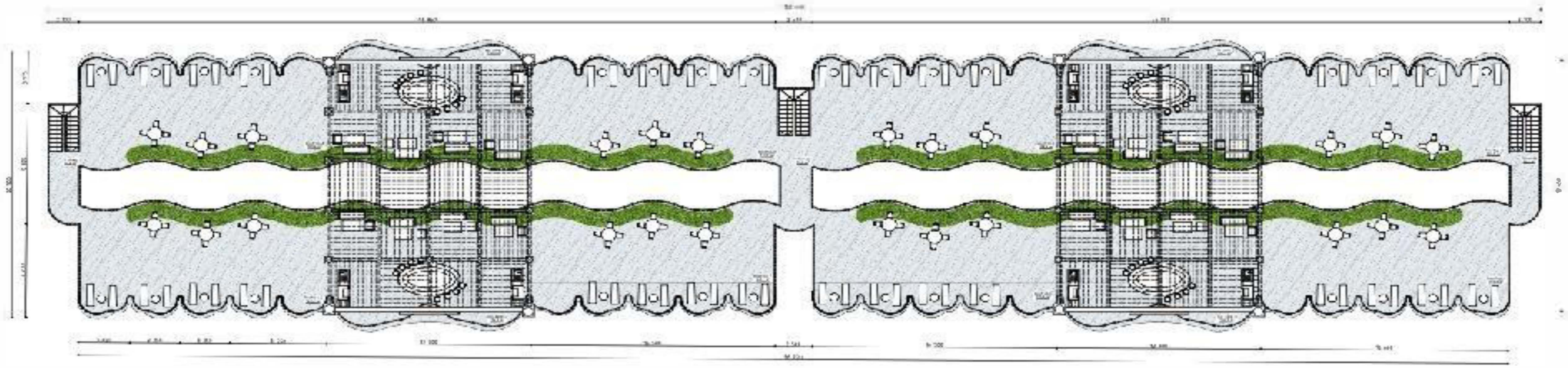
*High Season: 80 €

*Low Season : 40 €

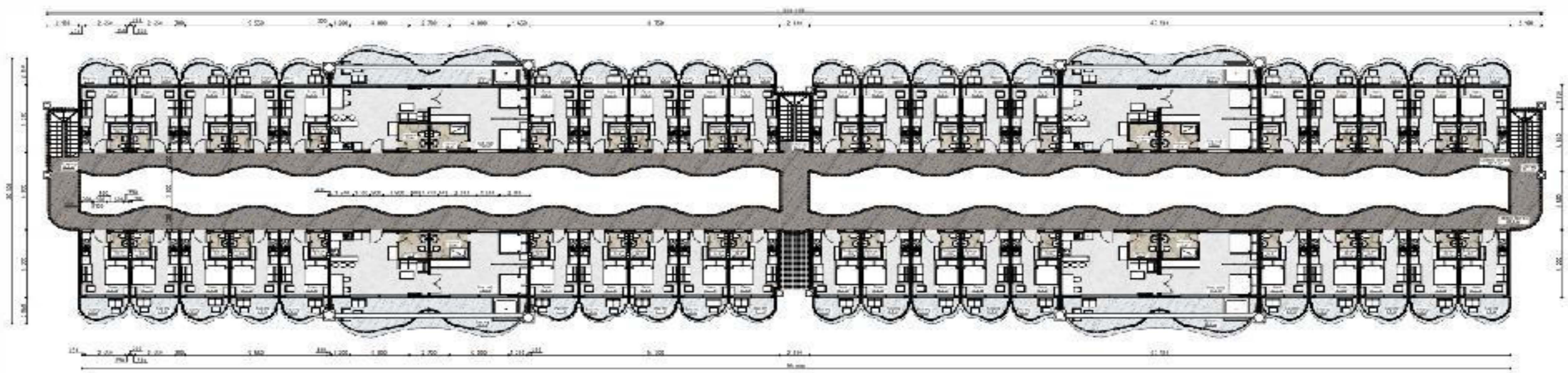
VIP BEACH CLUB RESORT

VIP JUNIOR SUITE 35sqm - £99,000

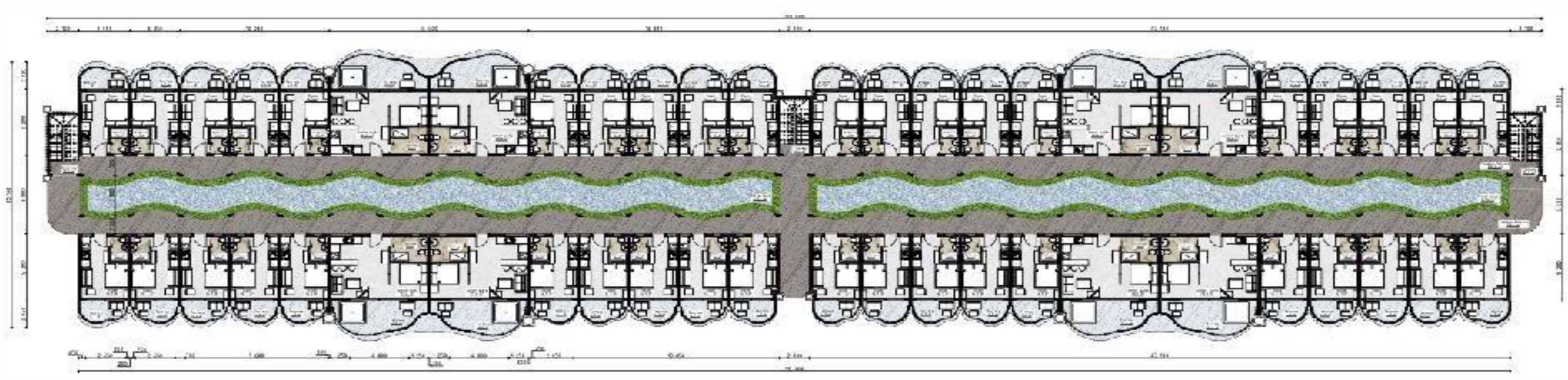
Rooftop plan



First floor plan



Ground floor plan



PROJECT

RAFAEL‘S BEACH CLUB RESORT

Real Estate Price	Project Completion
99 000 £	
≈ 118 800 €	**Q4 2026**

PROPERTY TYPE	VIP Junior Suite
NUMBER OF BEDROOMS	1- 2
USABLE AREA IN M2	43
CLOSED AREA IN M2	35
TERRACE IN M2	8

*Der Preis gilt zum Zeitpunkt der Erstellung dieses Dokuments, kann sich aber ändern. Der Umrechnungspreis von britischen Pfund zu Euro gilt auch zum Zeitpunkt der Erstellung und wurde zur einfacheren Verständlichkeit auf den nächsten 1000er gerundet.

OCEAN PALM
DEVELOPMENTS

YOUR OPTIONAL INDIVIDUAL PAYMENT PLAN

PURCHASE PRICE **118 800 €**

DEPOSIT **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)		5’000 €	
TOTAL DEPOSIT WITHIN THE RESERVATION PERIOD		59’400 €	
REMAINING AMOUNT AFTER KEY HANDOVER		54’400 €	
REMAINING AMOUNT OVER 10 YEARS INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH CONSULTATION)		54’400 €	
Monthly installment over 120 months incl. Interest	609.24 €	bis	738.43 €

Your Profit Calculation - ROI

Total PURCHASE PRICE	118’800 €	
Rent p.d.	110 €	
Min. occupancy rate p.a.	Days	180
	Calculation	110 € x 180 Days
Gross income	19’800 €	
Rental & property management Gross income - Rental & property management	20%	
Net total income p.a.	15’840 €	
Net total income p.m.	1’320 €	
Annual RETURN in %	**13.33%**	

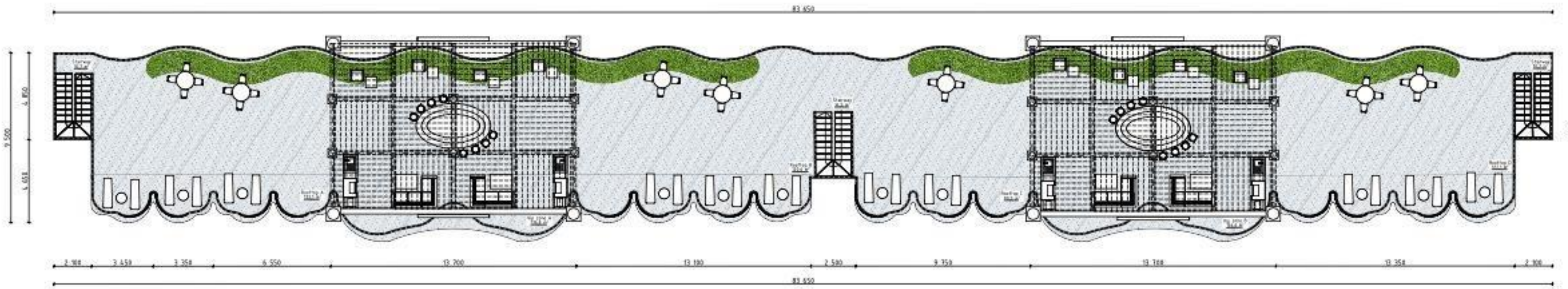
*High Season: 150 €

*Low Season : 80 €

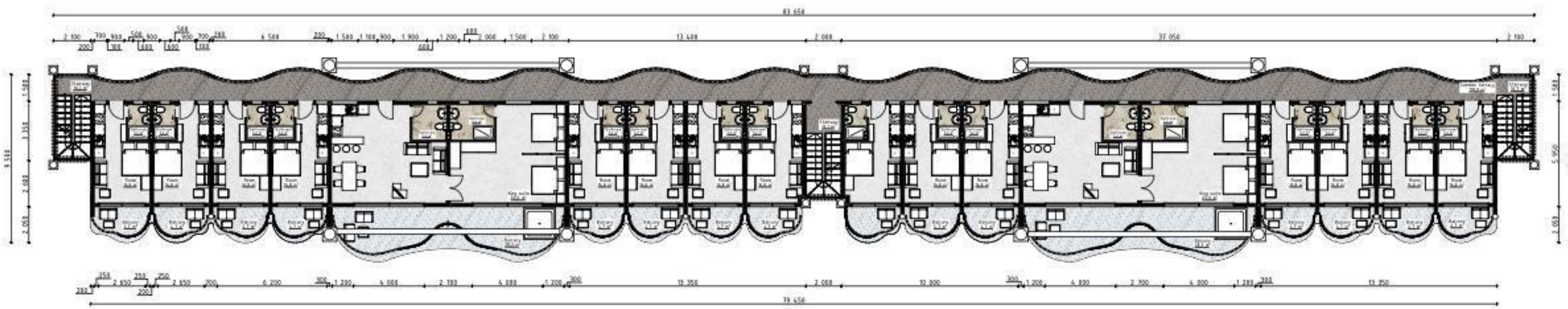
VIP BEACH CLUB RESORT

VIP JUNIOR SUITE 40sqm - £113,000

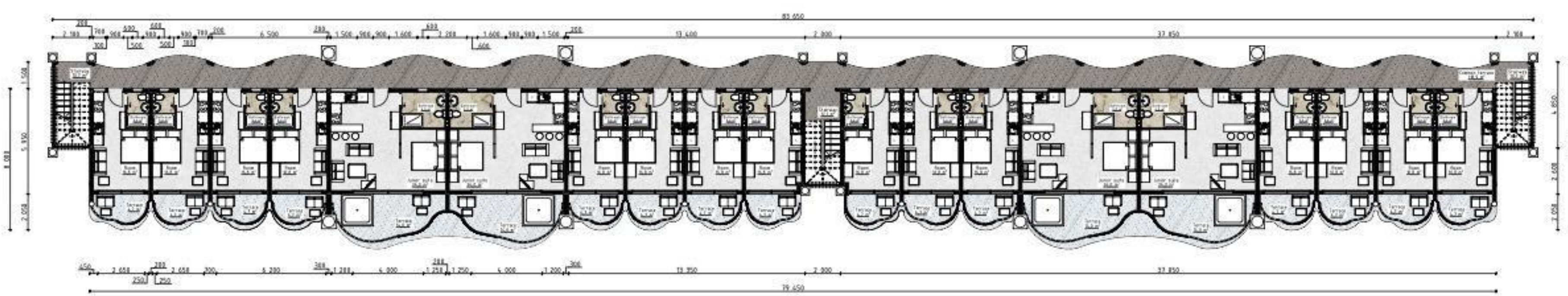
Rooftop plan



First floor plan



Ground floor plan



PROJECT

RAFAEL'S BEACH CLUB RESORT

Real Estate Price	Project Completion
113 000 £	
≈ 136 700 €	**Q4 2026**

PROPERTY TYPE	VIP Junior Suite
NUMBER OF BEDROOMS	1- 2
USABLE AREA IN M2	48
CLOSED AREA IN M2	40
TERRACE IN M2	8

*Der Preis gilt zum Zeitpunkt der Erstellung dieses Dokuments, kann sich aber ändern. Der Umrechnungspreis von britischen Pfund zu Euro gilt auch zum Zeitpunkt der Erstellung und wurde zur einfacheren Verständlichkeit auf den nächsten 1000er gerundet.

YOUR OPTIONAL INDIVIDUAL PAYMENT PLAN

PURCHASE PRICE **136 700 €**

DEPOSIT **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)	5’000 €		
TOTAL DEPOSIT WITHIN THE RESERVATION PERIOD	68’350 €		
REMAINING AMOUNT AFTER KEY HANDOVER	63’350 €		
REMAINING AMOUNT OVER 10 YEARS INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH CONSULTATION)	63’350 €		
Monthly installment over 120 months incl. Interest	709.48 €	bis	859.92 €

Your Profit Calculation - ROI

Total PURCHASE PRICE	136’700 €	
Rent p.d.	130 €	
Min. occupancy rate p.a.	Days	180
	Calculation	130 € x 180 Days
Gross income	23’400 €	
Rental & property management Gross income - Rental & property management	20%	
Net total income p.a.	18’720 €	
Net total income p.m.	1’560 €	
Annual RETURN in %	**13.69%**	

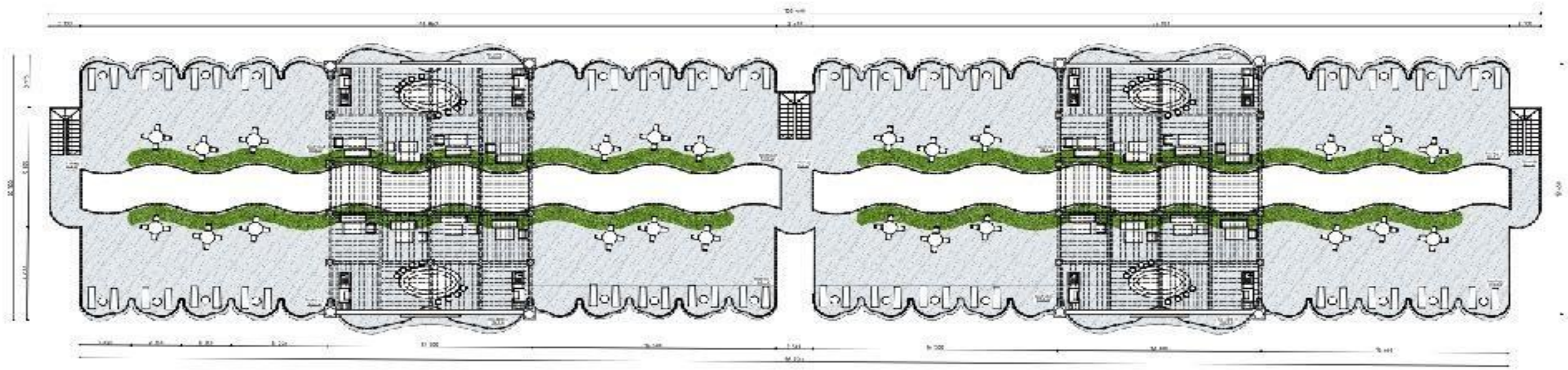
*High Season: 160 €

*Low Season : 90 €

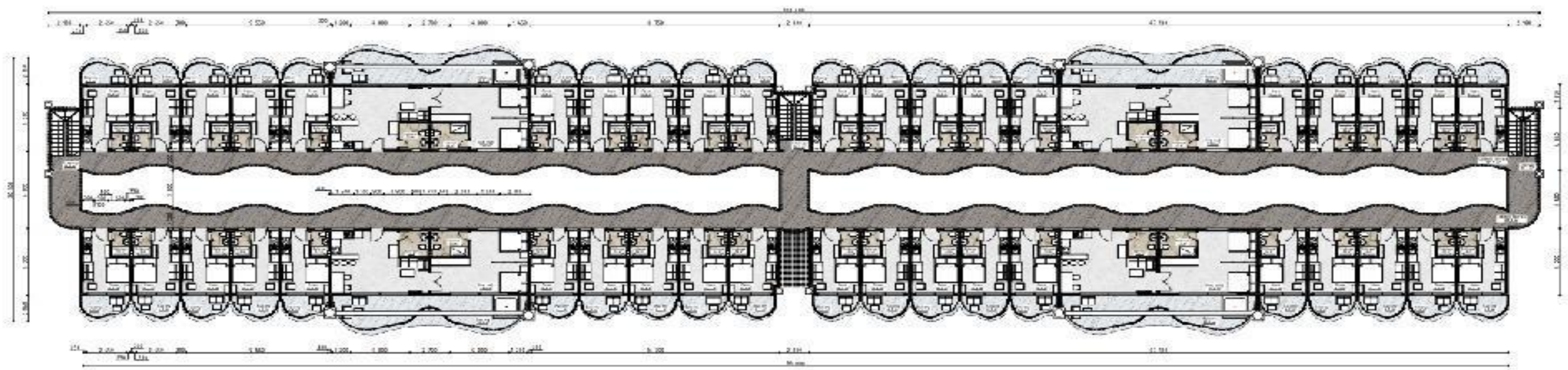
VIP BEACH CLUB RESORT

VIP KING SUITE 70sqm - £209,000

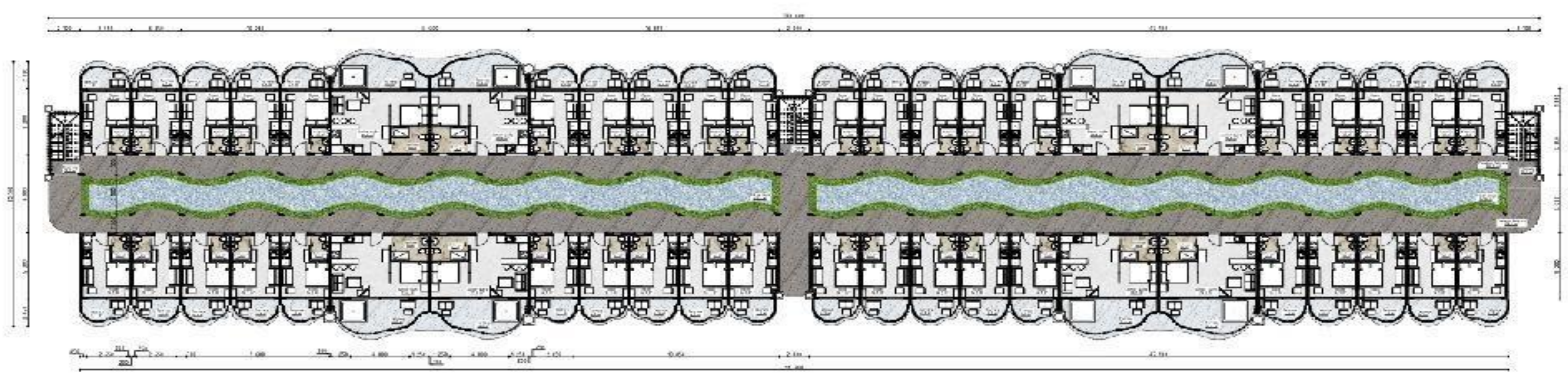
Rooftop plan



First floor plan



Ground floor plan



PROJECT

RAFAEL'S BEACH CLUB RESORT

Real Estate Price	Project Completion
209 000 £	
≈ 250 800 €	**Q4 2026**

PROPERTY TYPE	VIP KING Suite
NUMBER OF BEDROOMS	2 - 3
USABLE AREA IN M2	156
CLOSED AREA IN M2	70
TERRACE IN M2	16

*Der Preis gilt zum Zeitpunkt der Erstellung dieses Dokuments, kann sich aber ändern. Der Umrechnungspreis von britischen Pfund zu Euro gilt auch zum Zeitpunkt der Erstellung und wurde zur einfacheren Verständlichkeit auf den nächsten 1000er gerundet.

YOUR OPTIONAL INDIVIDUAL PAYMENT PLAN

PURCHASE PRICE 250 800 €

DEPOSIT 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)		5’000 €	
TOTAL DEPOSIT WITHIN THE RESERVATION PERIOD		125’400 €	
REMAINING AMOUNT AFTER KEY HANDOVER		120’400 €	
REMAINING AMOUNT OVER 10 YEARS INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH CONSULTATION)		120’400 €	
Monthly installment over 120 months incl. Interest	1’348.40 €	bis	1’634.32 €

Your Profit Calculation - ROI

Total PURCHASE PRICE	250’800 €	
Rent p.d.	230 €	
Min. occupancy rate p.a.	Days	180
	Calculation	230 € x 180 Days
Gross income	41’400 €	
Rental & property management Gross income - Rental & property management	20%	
Net total income p.a.	33’120 €	
Net total income p.m.	2’760 €	
Annual RETURN in %	**13.21%**	

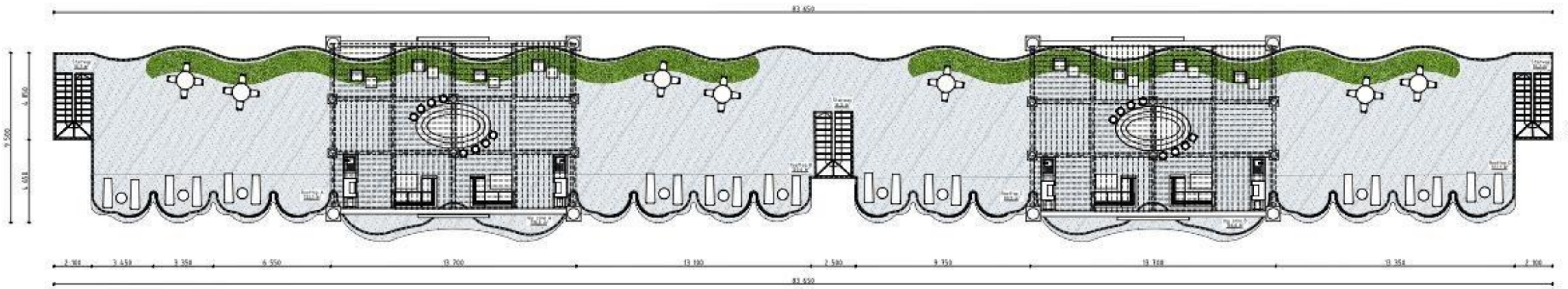
*High Season: 300 €

*Low Season : 150 €

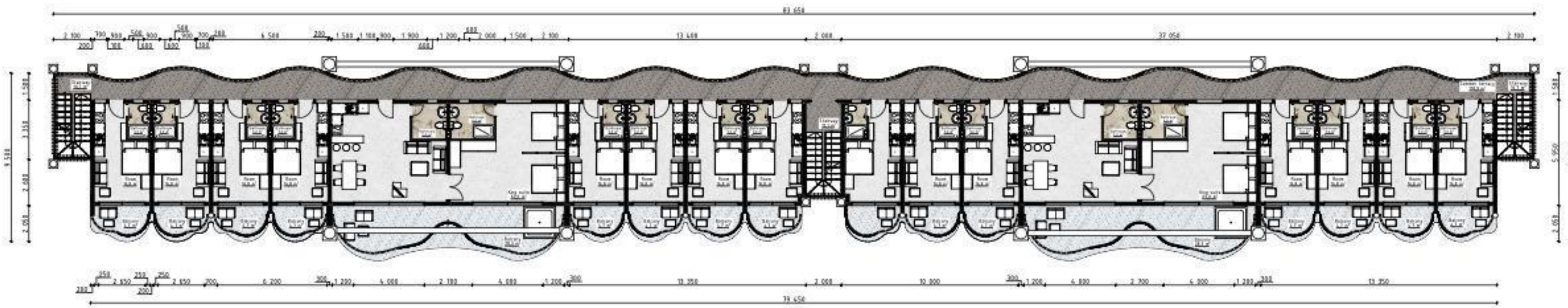
VIP BEACH CLUB RESORT

VIP KING SUITE 80sqm - £239,000

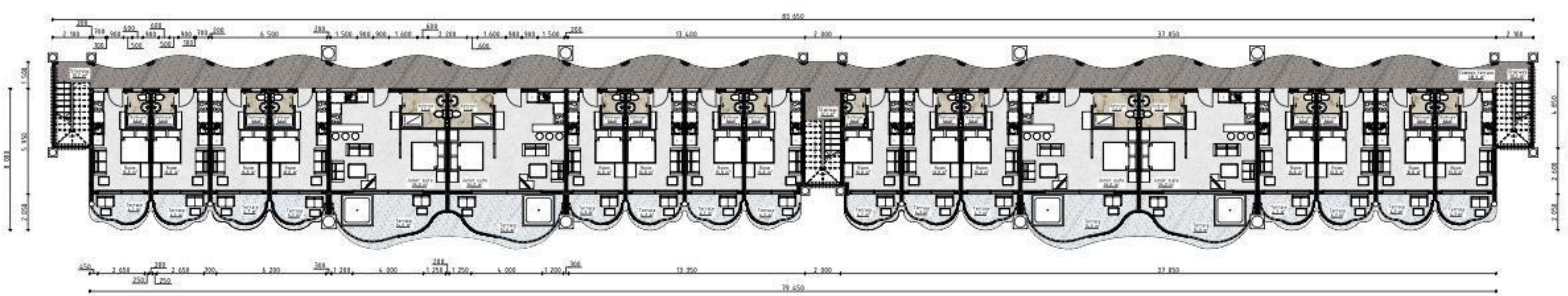
Rooftop plan



First floor plan



Ground floor plan



PROJECT

RAFAEL'S BEACH CLUB RESORT

Real Estate Price	Project Completion
239 000 £	
≈ 289 000 €	**Q4 2026**

PROPERTY TYPE	VIP KING Suite
NUMBER OF BEDROOMS	2 - 3
USABLE AREA IN M2	176
CLOSED AREA IN M2	80
TERRACE IN M2	16

*Der Preis gilt zum Zeitpunkt der Erstellung dieses Dokuments, kann sich aber ändern. Der Umrechnungspreis von britischen Pfund zu Euro gilt auch zum Zeitpunkt der Erstellung und wurde zur einfacheren Verständlichkeit auf den nächsten 1000er gerundet.

YOUR OPTIONAL INDIVIDUAL PAYMENT PLAN

PURCHASE PRICE **289 000 €**

DEPOSIT **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)	5’000 €
TOTAL DEPOSIT WITHIN THE RESERVATION PERIOD	144’500 €
REMAINING AMOUNT AFTER KEY HANDOVER	139’500 €
REMAINING AMOUNT OVER 10 YEARS INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH CONSULTATION)	139’500 €
Monthly installment over 120 months incl. Interest	1’562.30 € bis 1’893.59 €

Profit Calculation - ROI

Total PURCHASE PRICE	289’000 €	
Rent p.d.	270 €	
Min. occupancy rate p.a.	Days	180
	Calculation	270 € x 180 Days
Gross income	48’600 €	
Rental & property management Gross income - Rental & property management	20%	
Net total income p.a.	38’880 €	
Net total income p.m.	3’240 €	
Annual RETURN in %	**13.45%**	

*High Season: 330 €

*Low Season : 180 €

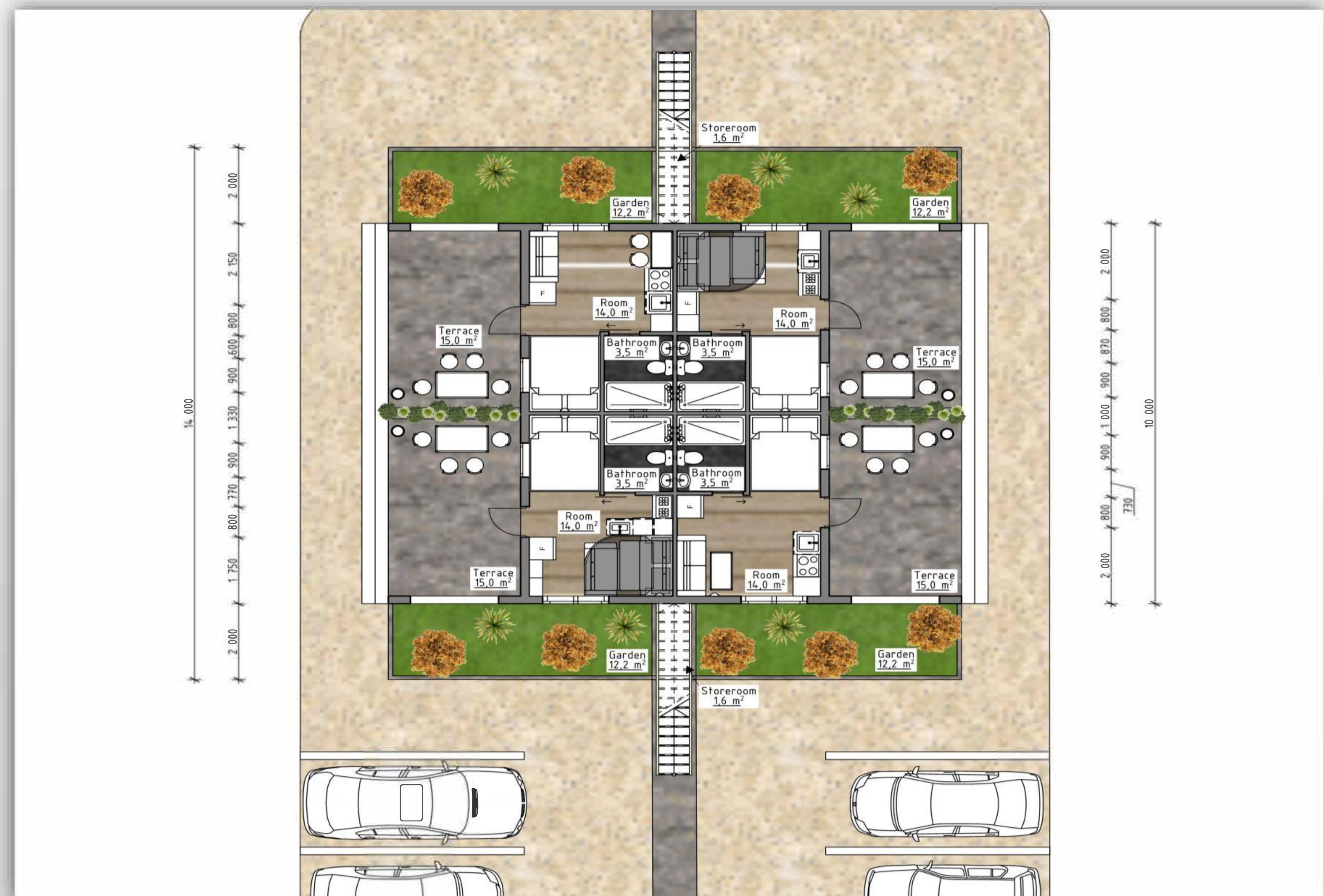
VIP BEACH CLUB RESORT

BUNGALOW - £59,000

VIP BEACH CLUB RESORT

BUNGALOW - £59,000

Floor Plan



Storeroom 1,6 m²
Garden 12,2 m²
Garden 12,2 m²
Room 14,0 m²
Room 14,0 m²
Terrace 15,0 m²
Terrace 15,0 m²
Bathroom 3,5 m²
Bathroom 3,5 m²
Bathroom 3,5 m²
Bathroom 3,5 m²
Room 14,0 m²
Terrace 15,0 m²
Room 14,0 m²
Terrace 15,0 m²
Garden 12,2 m²
Garden 12,2 m²
Storeroom 1,6 m²
14 000
2 000
2 150
800
600
900
1 330
900
770
800
1 750
2 000
10 000
2 000
800
870
900
1 000
900
800
730
2 000

PROJECT

RAFAEL'S BEACH CLUB RESORT

Real Estate	Project Completion
Price **59 000 £**	
≈ 70 800€	**Q4 2026**

PROPERTY TYPE	Bungalow
NUMBER OF BEDROOMS	1
USABLE AREA IN M2	65
CLOSED AREA IN M2	17.5
TERRACE IN M2	15

*Der Preis gilt zum Zeitpunkt der Erstellung dieses Dokuments, kann sich aber ändern. Der Umrechnungspreis von britischen Pfund zu Euro gilt auch zum Zeitpunkt der Erstellung und wurde zur einfacheren Verständlichkeit auf den nächsten 1000er gerundet.

YOUR OPTIONAL INDIVIDUAL PAYMENT PLAN

PURCHASE PRICE **70 800 €**

DEPOSIT **50%**

SAMPLE CALCULATION

Reservation amount 14 days, will be deducted from the total price (If a 28 days reservation is desired, the amount is 5 000,- €) (Changes to the floor plan, individual adjustments included)	2’500 €		
TOTAL DEPOSIT WITHIN THE RESERVATION PERIOD	35’400 €		
REMAINING AMOUNT AFTER KEY HANDOVER	32’900 €		
REMAINING AMOUNT OVER 10 YEARS INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH CONSULTATION)	32’900 €		
Monthly installment over 120 months incl. Interest	368.46 €	bis	446.59 €

PROFITKALKULATION - ROI

Total PURCHASE PRICE	70’800 €	
Rent p.d.	65 €	
Min. occupancy rate p.a.	Days	180
	Calculation	65 € x 180 Days
Gross income	11’700 €	
Rental & property management Gross income - Rental & property management	20%	
Net total income p.a.	9’360 €	
Net total income p.m.	780 €	
Annual RETURN in %	**13.22%**	

*High Season:
90 €

*Low Season :
50 €

VIP BEACH CLUB RESORT

BUTTERFLY VILLAS - £550,000

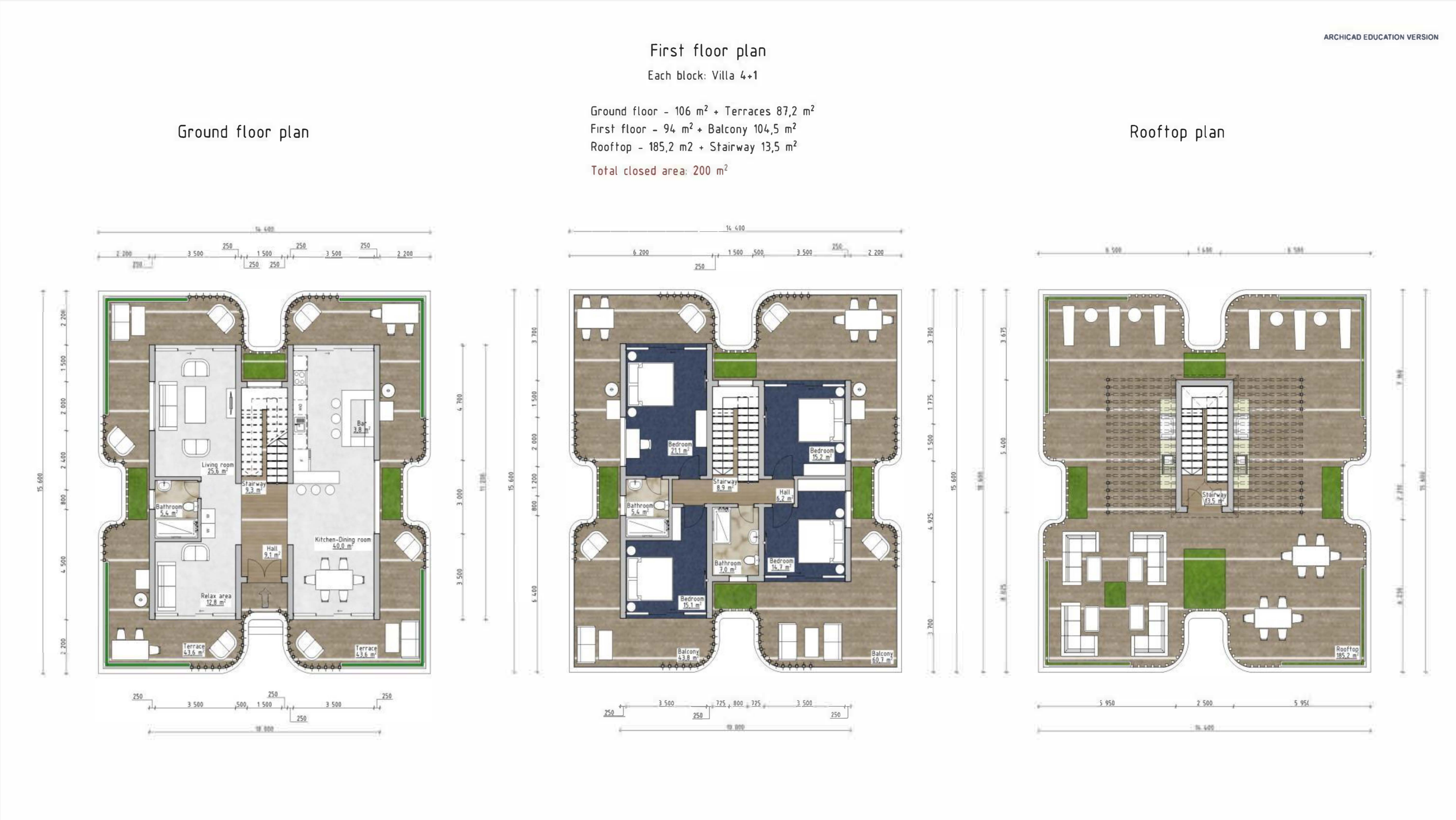
VIP BEACH CLUB RESORT

BUTTERFLY VILLAS - £550,000

VIP BEACH CLUB RESORT

BUTTERFLY VILLAS - £550,000

Floor Plan


ARCHICAD EDUCATION VERSION
First floor plan
Each block: Villa 4+1
Ground floor - 106 m² + Terraces 87,2 m²
First floor - 94 m² + Balcony 104,5 m²
Rooftop - 185,2 m2 + Stairway 13,5 m²
Total closed area: 200 m²
Ground floor plan
Rooftop plan

PROJECT

RAFAEL'S BEACH CLUB RESORT

Real Estate Price

550 000 £

≈ 560 000 €

Project Completion

Q4 2026

PROPERTY TYPE	VIP KING Suite
NUMBER OF BEDROOMS	4
USABLE AREA IN M2	577
CLOSED AREA IN M2	200
TERRACE IN M2	192

*Der Preis gilt zum Zeitpunkt der Erstellung dieses Dokuments, kann sich aber ändern. Der Umrechnungspreis von britischen Pfund zu Euro gilt auch zum Zeitpunkt der Erstellung und wurde zur einfacheren Verständlichkeit auf den nächsten 1000er gerundet.

Individual Payment Plan

KAUFPREIS **660 000 €**

ANZAHLUNG **50%**

SAMPLE CALCULATION

Reservation amount 14 days, will be deducted from the total price (If a 28 days reservation is desired, the amount is 20 000,- €) (Changes to the floor plan, individual adjustments included)	10’000 €		
TOTAL DEPOSIT WITHIN THE RESERVATION PERIOD	330’000 €		
REMAINING AMOUNT AFTER KEY HANDOVER	320’000 €		
REMAINING AMOUNT OVER 10 YEARS INTEREST RATE BETWEEN 3% - 5% (ONLY POSSIBLE WITH CONSULTATION)	320’000 €		
Monthly installment over 120 months incl. Interest	3’583.78 €	bis	4’343.72 €

Your Profit Calculation - ROI

Total PURCHASE PRICE	660’000 €	
Rent p.d.	500 €	
Min. occupancy rate p.a.	Days	180
	Calculation	500 € x 180 Days
Gross income	90’000 €	
Rental & property management Gross income - Rental & property management	20%	
Net total income p.a.	72’000 €	
Net total income p.m.	6’000 €	
Annual RETURN in %	**10.91%**	

*High Season: 700 €

*Low Season : 400 €

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

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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