



Evergreen
Developments Group



APHRODITE BEACHFRONT RESORT
Morphou Bay, North Cyprus



Excellence is in our nature...

Evergreen Developments Group was established in 2003 and specializes in the creation of refined, luxury properties in prime locations of North Cyprus while emphasizing lifestyle property to enhance your holiday experience and investment opportunity.

Evergreen has delivered over 1000 properties within 20 quality developments, with a further 8 projects under construction consisting of bungalows, villas and apartments on the North and West Coasts of Cyprus.

Known as the trailblazers in property development in North Cyprus, Evergreen is focused on providing a unparalleled lifestyle experience with our Spas, a la carte Restaurants, Beach Bars, Surf School, Nature Trails and unsurpassed Management and Letting Programs.

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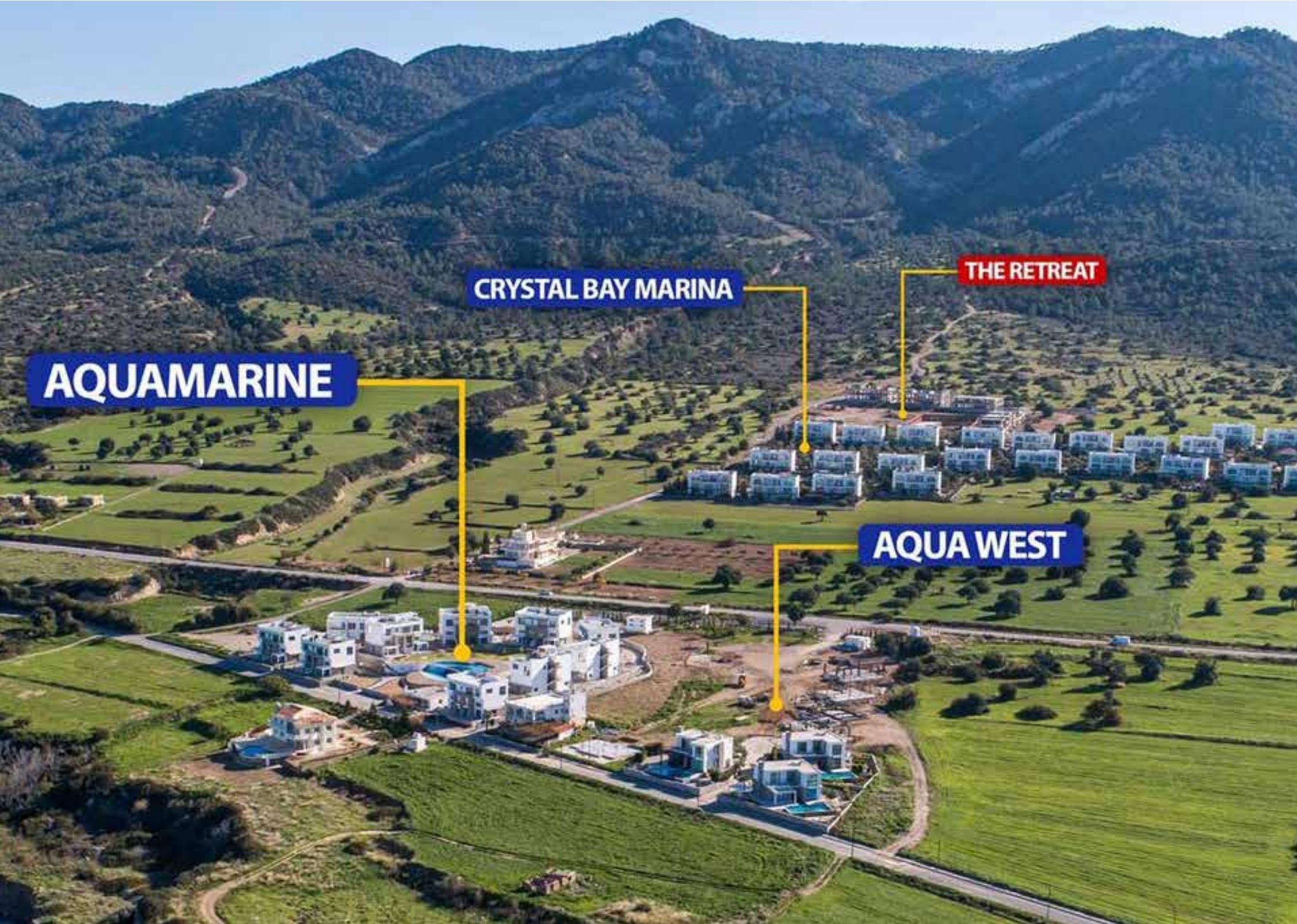
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RESORT



AQUAMARINE

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AQUAMARINE

A new standard of living...

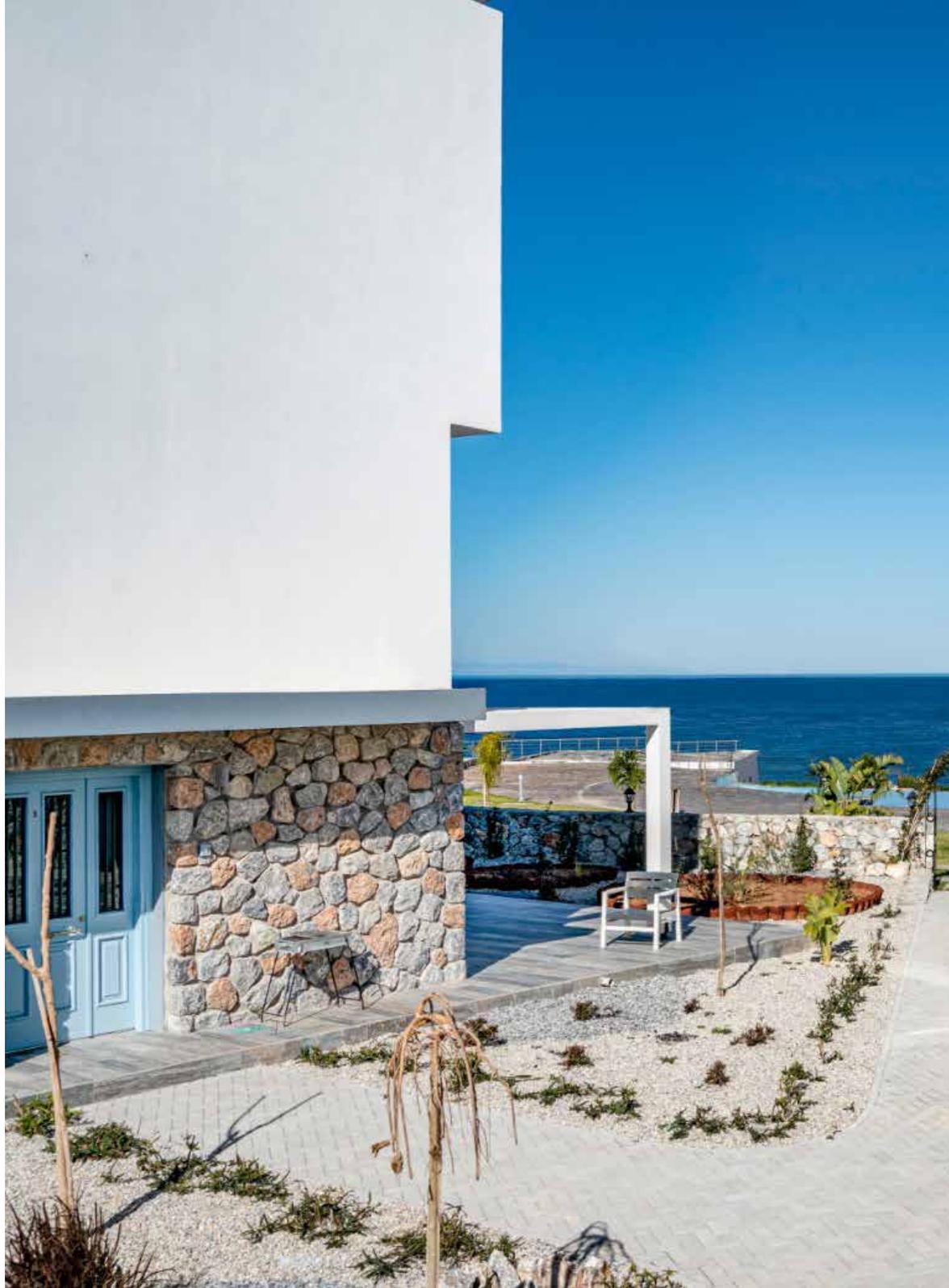
Aquamarine is an intimate coastal neighbourhood on Cyprus' northern shore, designed for the worldly traveller looking to settle in an aesthetic, Mediterranean, like-minded community. After countless tailor-made solutions for our homebuyers, we have put together a well-balanced design which will meet the tastes of many, and this is reflected by over 12 years of feedback from our valued customers, which we are truly excited to introduce to you.

Aquamarine is comprised of 9 ready-to-move into apartment blocks. Each block features 2 spacious Duplex Garden Apartments and only one Penthouse Apartment with a Private Roof Terrace offering incredible sea and mountain views. Aqua West offers luxury bungalows and apartments. The 2-bedroom duplex garden apartments offer the best of both worlds: a property that benefits from communal facilities and garden care, as well as the privacy normally afforded by a villa. The garden apartment is surrounded by its own garden, and the units are separated by stylish divider.

The spacious 3-bedroom/3-bathroom penthouse, encompasses the entire top floor of the building and offers unprecedented views and an outdoor experience for the most appreciative nature enthusiasts. Finally, on the private 100 m² roof terrace, complete with a kitchen and shower. Homeowners will enjoy their 360-degree views of the North Coast Mediterranean Sea and the Besparmak Mountain range, while enjoying the dinner, sunbathing, or soaking in the Mediterranean views.



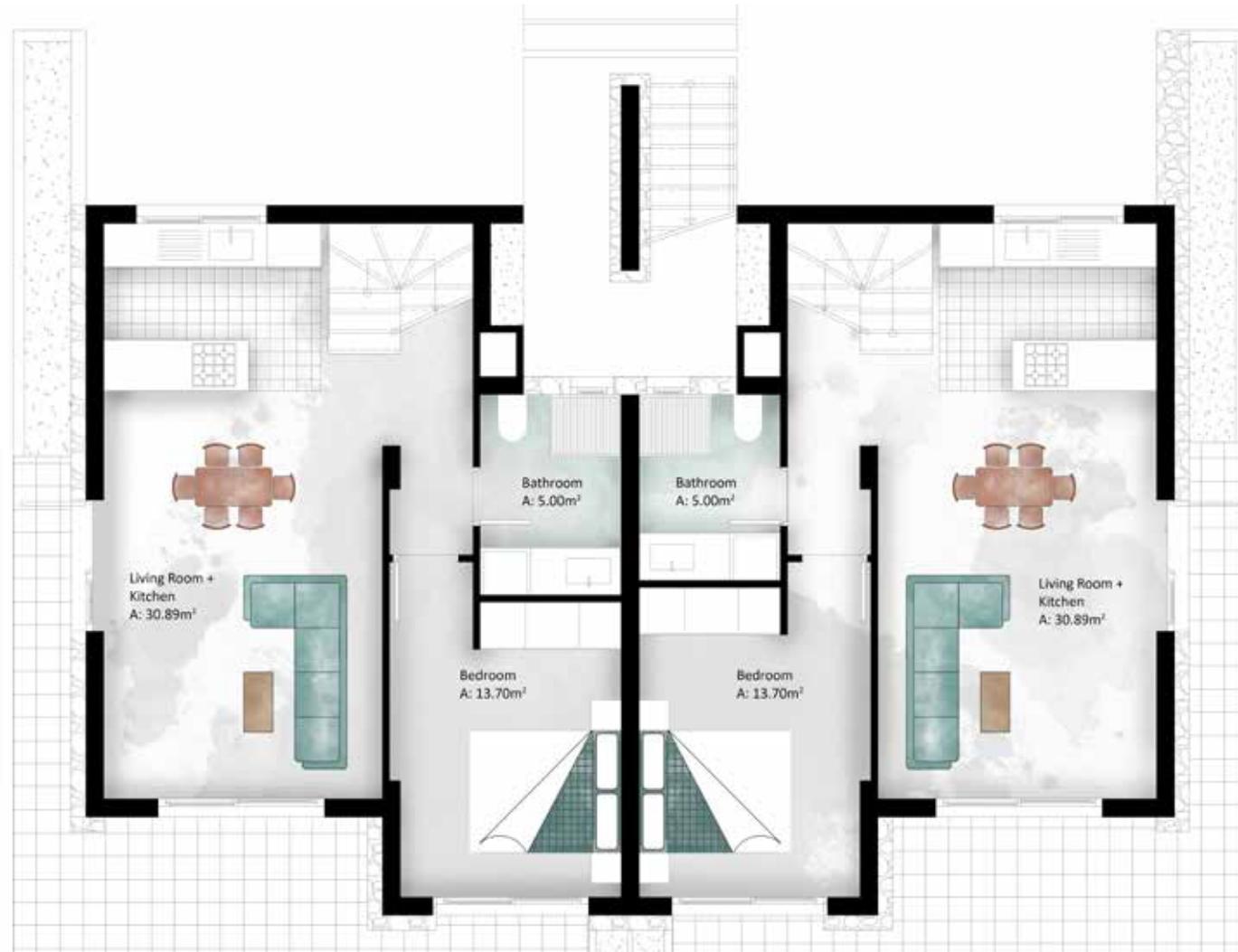




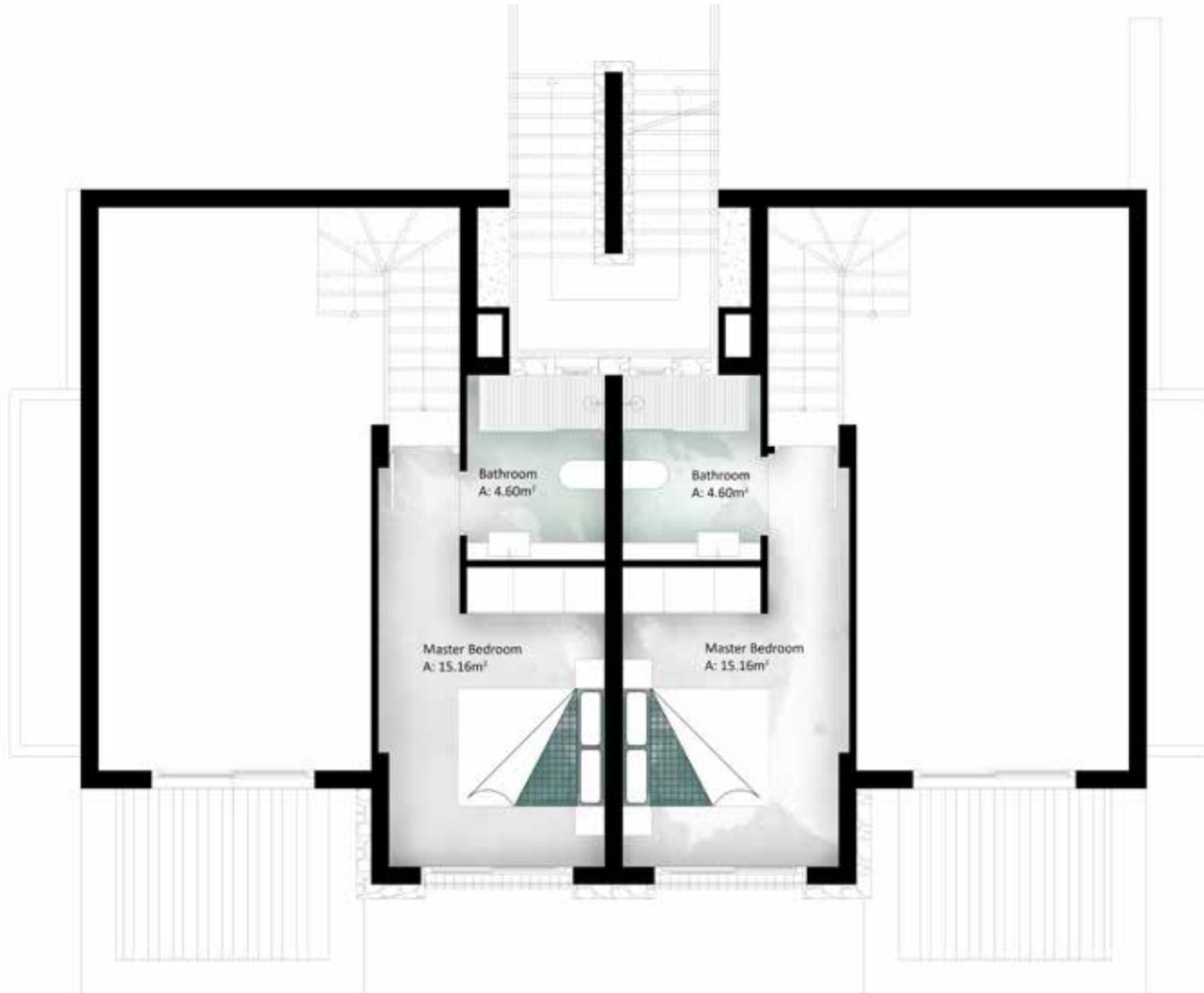


DUPLEX GARDEN APARTMENT
2 BEDROOM

GROUND FLOOR



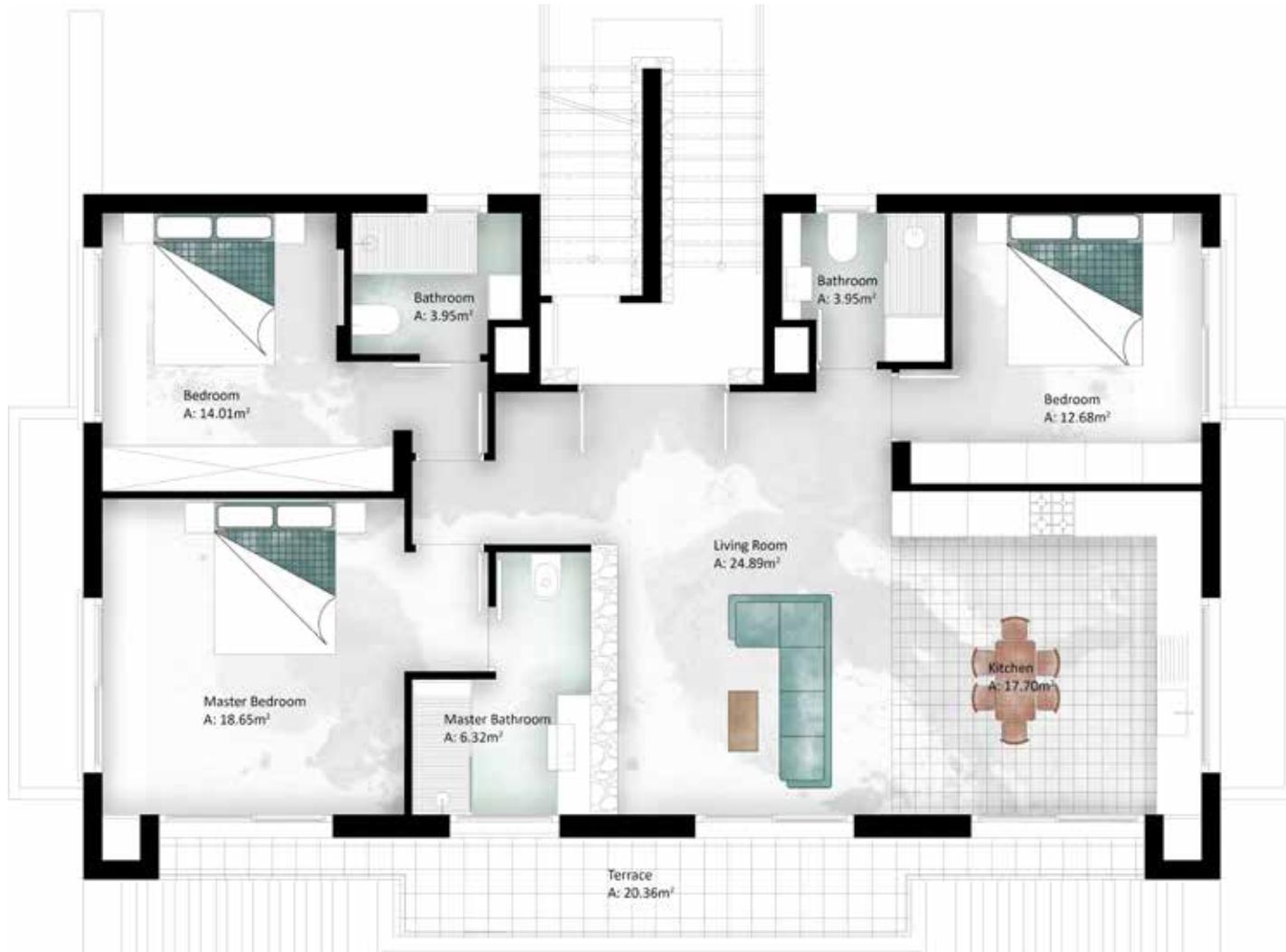
FIRST FLOOR



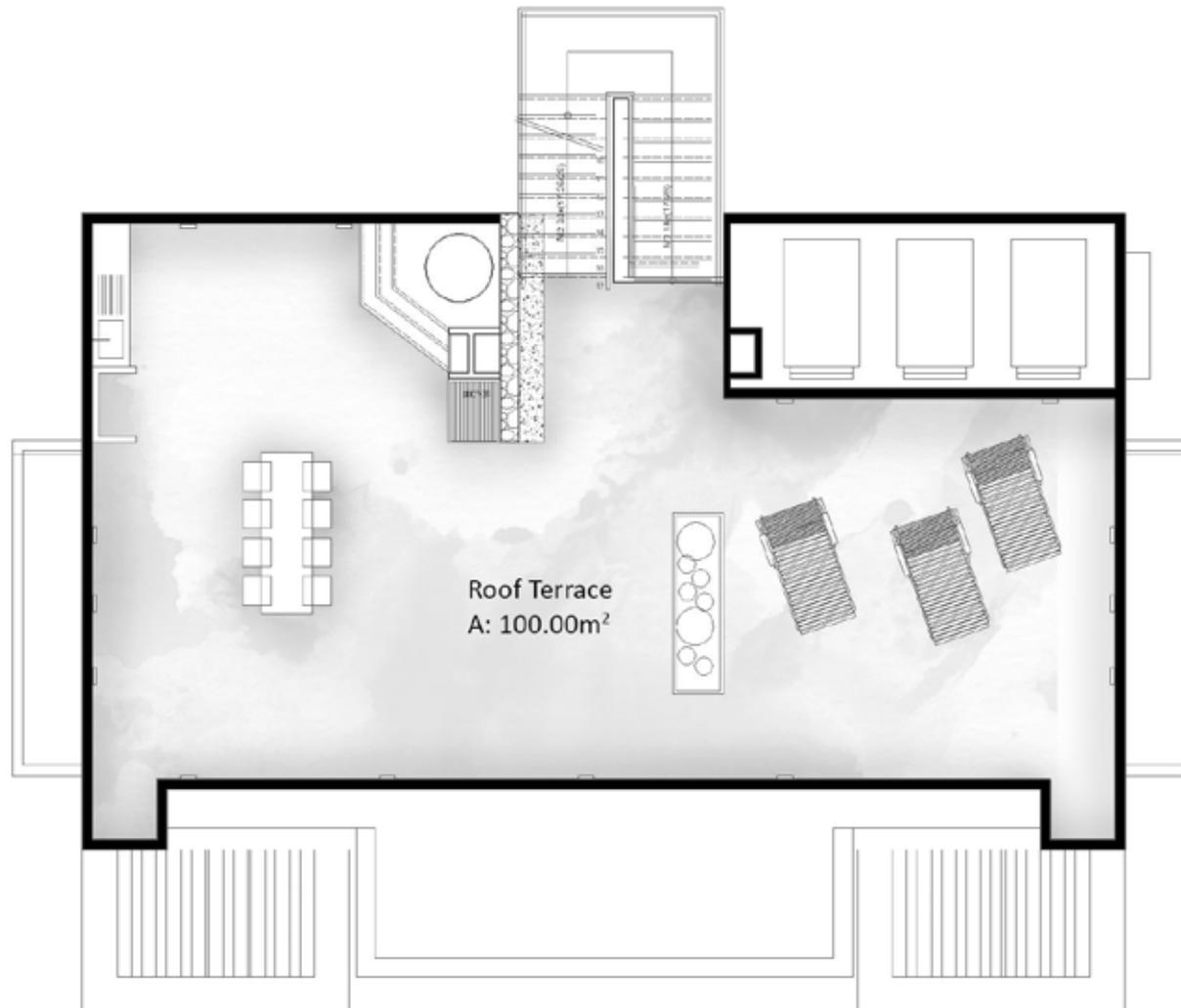
DUPLEX GARDEN APARTMENT
2 BEDROOM

FIRST FLOOR

PENTHOUSE
WITH PRIVATE ROOF TERRACE
3 BEDROOM



PRIVATE ROOF TERRACE



PENTHOUSE
WITH PRIVATE ROOF TERRACE
3 BEDROOM

AQUA WEST

...embodies the features to fulfill your dreams

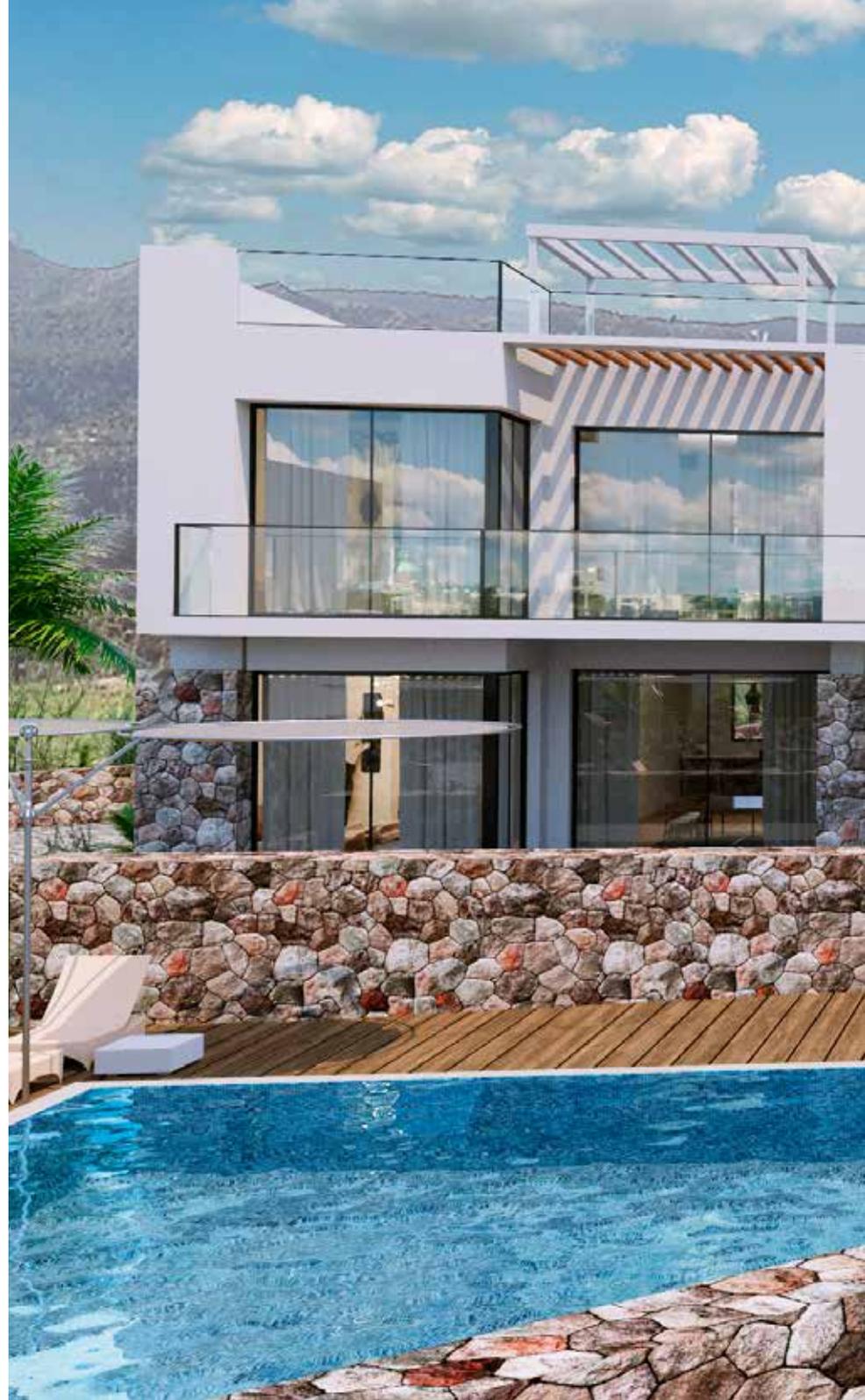
Aqua West homes has the unique advantage of being part of Aquamarine, one of the North Coasts' best-selling luxury developments.

This exclusive second phase of properties is located just 300 meters from the beach, and within walking distance to a handful of popular restaurants and bars. Aqua West homes offers all that you need right onsite, and superb activities in the local area.

Residents of Aqua West have access to the extraordinary Communal Swimming Pool with its relaxing water fall features, and separate shallow area for the children. The brand- new Communal Gym is well equipped with a wide range of options for all, and also benefits from a spacious Sauna, perfect for the winter months! Finally, Aqua West will enjoy 3 additional Communal Swimming Pools and a new Restaurant onsite and of course the stunning Aqua Beach, just steps from your home!

Aqua West is absolutely in tune with its stunning surroundings, with no detail left to chance! The distinctive facade with natural stone detail, contemporary interior, and lush gardens effortlessly balance both liveability and beauty. Spacious terraces offer the perfect advantage points for sea views and enhance boundary-free indoor/outdoor living.

Aqua West offers a luxurious selection of only 5 private bungalows, 9 garden apartments, 9 stunning penthouses and 1 remarkable villa.

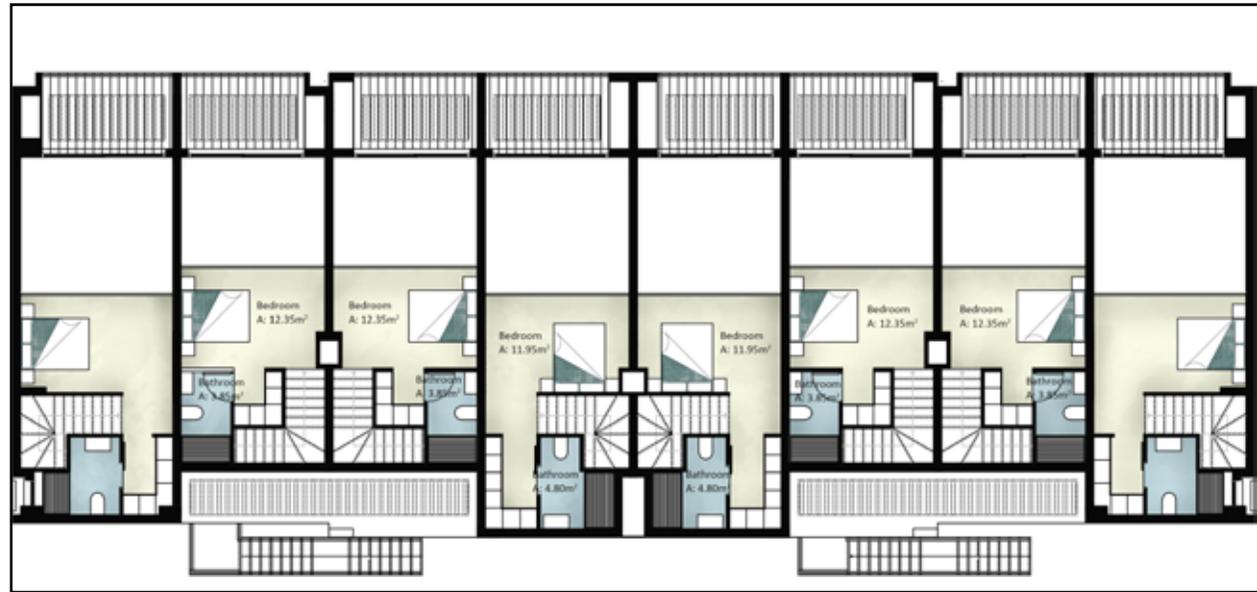


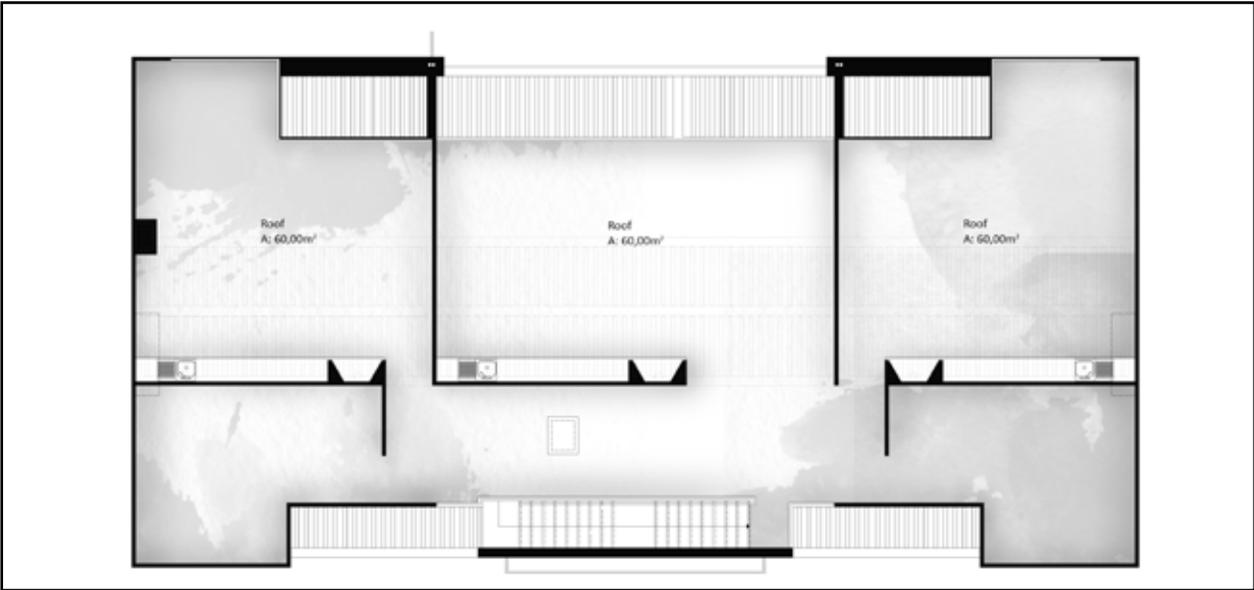






DUPLEX GARDEN APARTMENT
2 BEDROOM

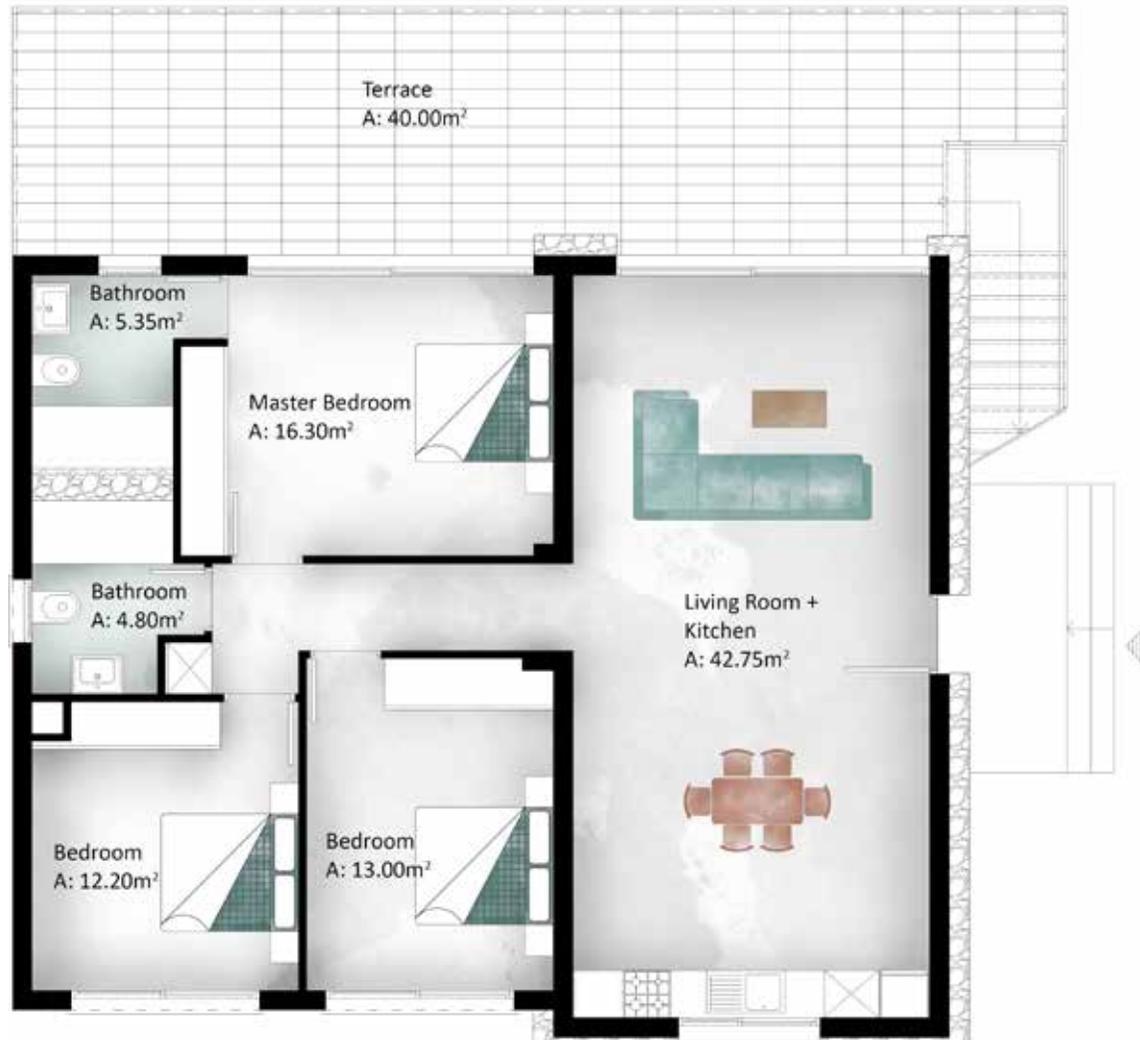




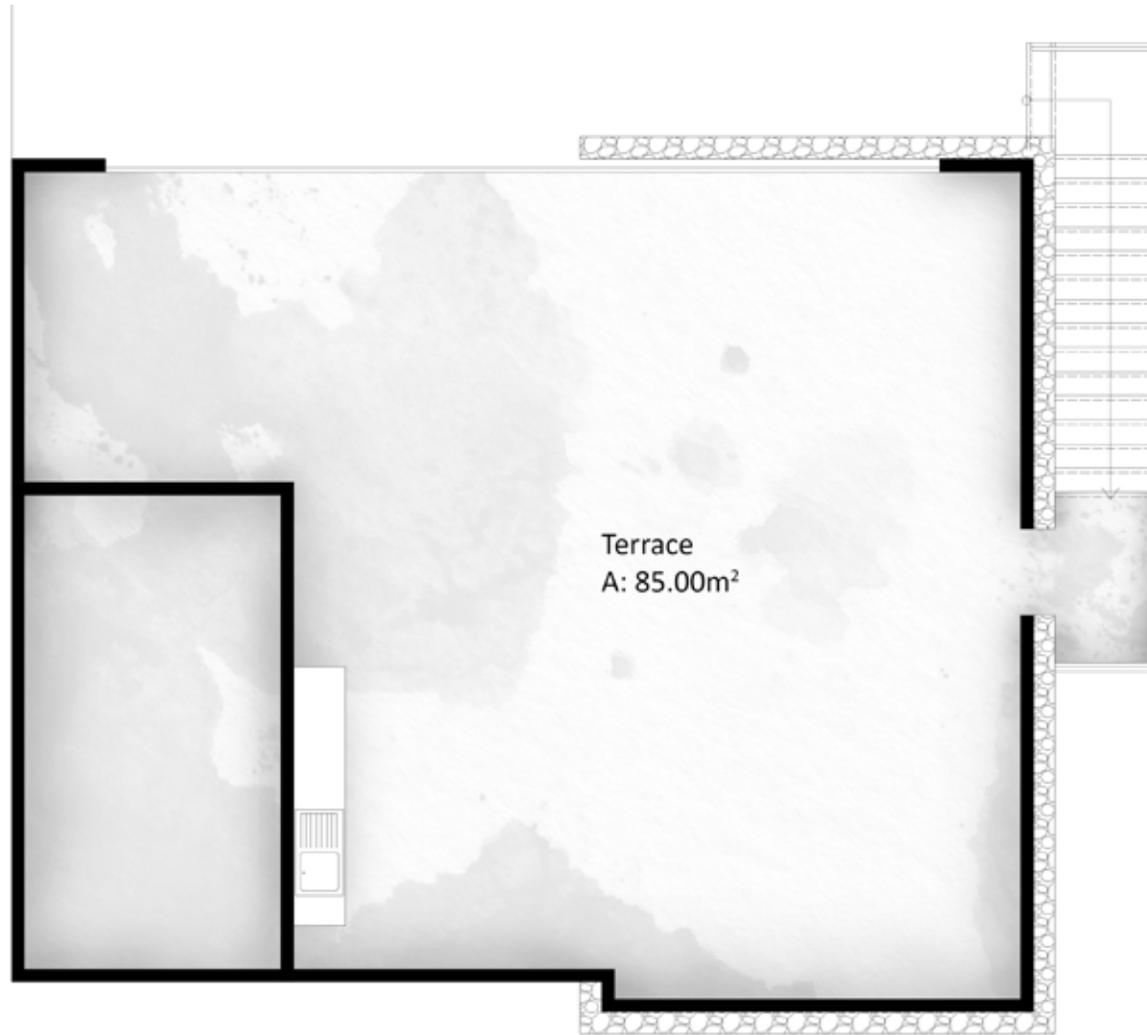
PENTHOUSE
WITH PRIVATE ROOF TERRACE
2 BEDROOM

AQUA WEST
BUNGALOW

GROUND FLOOR



PRIVATE ROOF TERRACE



AQUA WEST
BUNGALOW

HORSESHOE BAY

Horseshoe Bay is a very unique and exclusive property development in Cyprus - Front - line to the sea - featuring luxury beachfront villas with direct and private access to a Picturesque Bay.

The view to the west benefits from an amazing sunset reflecting orange and red colours onto the crystal clear water and impressive coastline. Homeowners can enjoy both the lounge deck area for sunbathing, and the nearby sandy beach.

The luxury custom tailored 3 or 4 bedroom homes benefit from a seafront position ensuring unparalleled sea views.

The impressive entrance through the traditional wood designed Cypriot door boasts a large foyer. The ground floor consists of a spacious living room which enjoys a breath-taking view to the sea and the unique T shaped 70 sqm Private Infinity Swimming Pool which borders the home bringing the outdoors inside. The living room opens to a covered terrace, which allows you to dine and enjoy the outside year- round. The open plan dining area benefits from the same astonishing views and access to the terrace. Finally, the spacious luxury kitchen features a large island and bar perfect for entertaining.

The ground floor also features a double bedroom with private en-suite thwhich steps out to the pool. This is a perfect and spoiling guest bedroom.

The first floor offers two or three spacious en-suite bedrooms, all of them overlooking the Mediterranean and the swimming pool and opening to a grande upper terrace which enjoys unparalleled sea views.

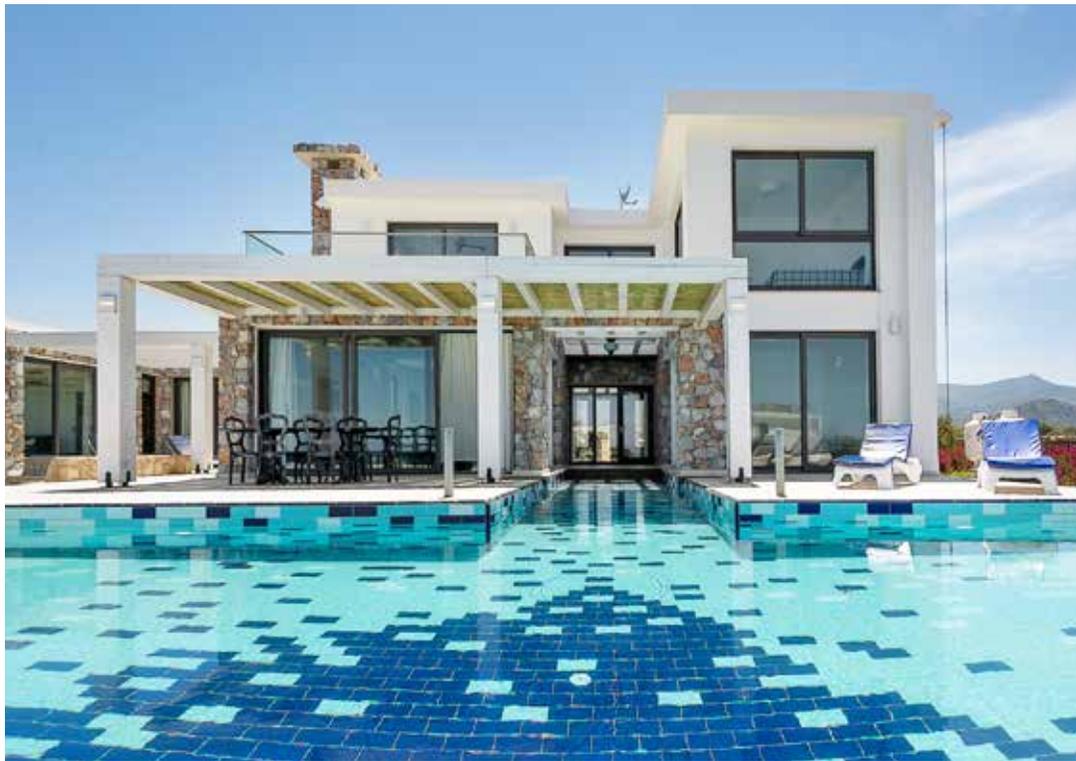
The master bedroom has the choice of a walk- in wardrobe and double bathroom en-suite, as well as a wood log burner for a cosy ambiance. The location of Horseshoe Bay ensures that golfers and boat lovers will have access to the luxury 21 hole Golf Course just a 15 minutes drive, and a 5 star Marina just 45 minutes away.

We invite you to come view our Show Home and experience the luxury.

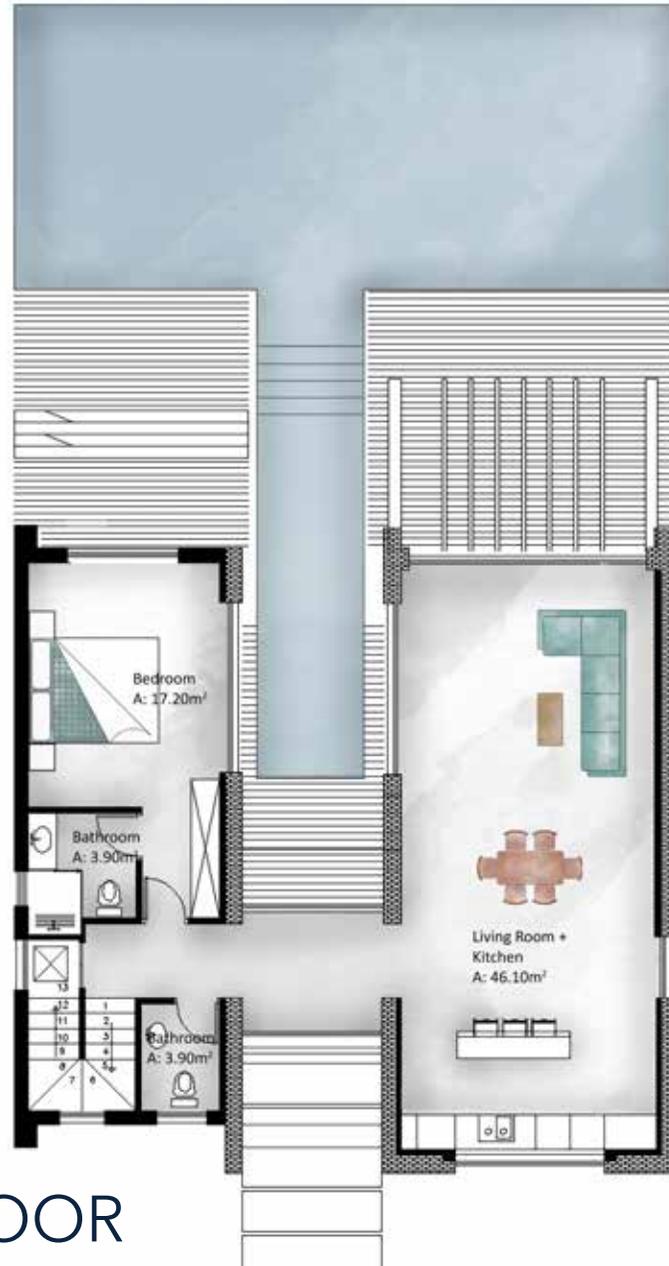






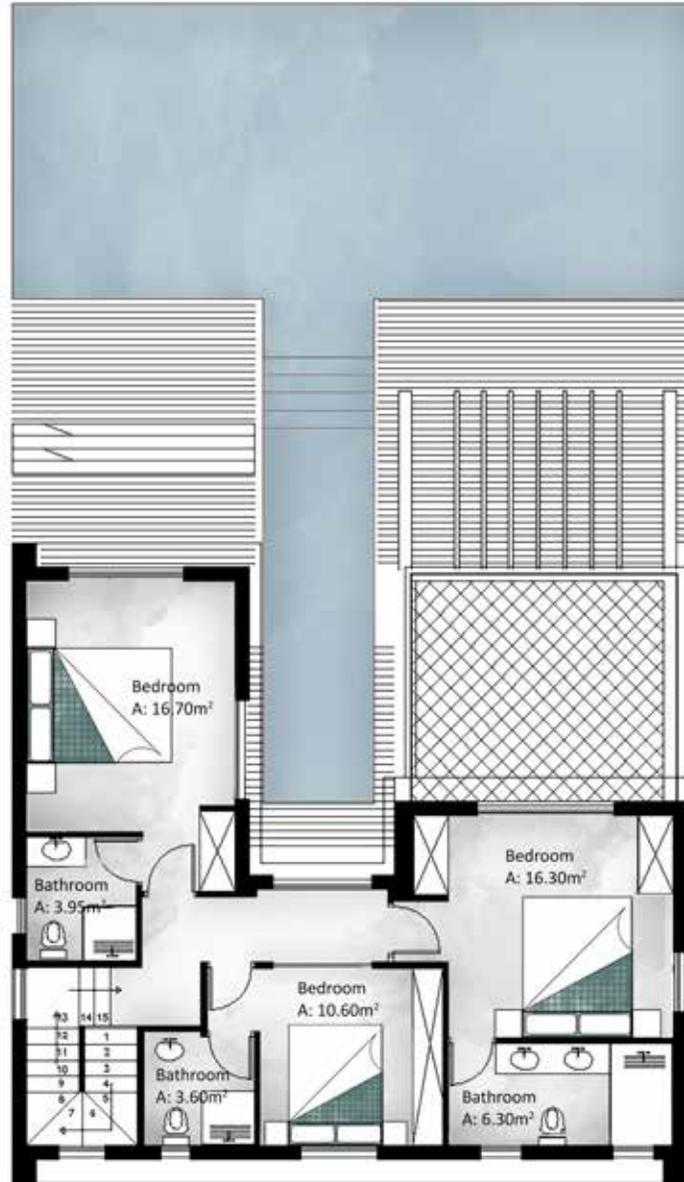


HORSESHOE BAY
4 BEDROOM VILLA

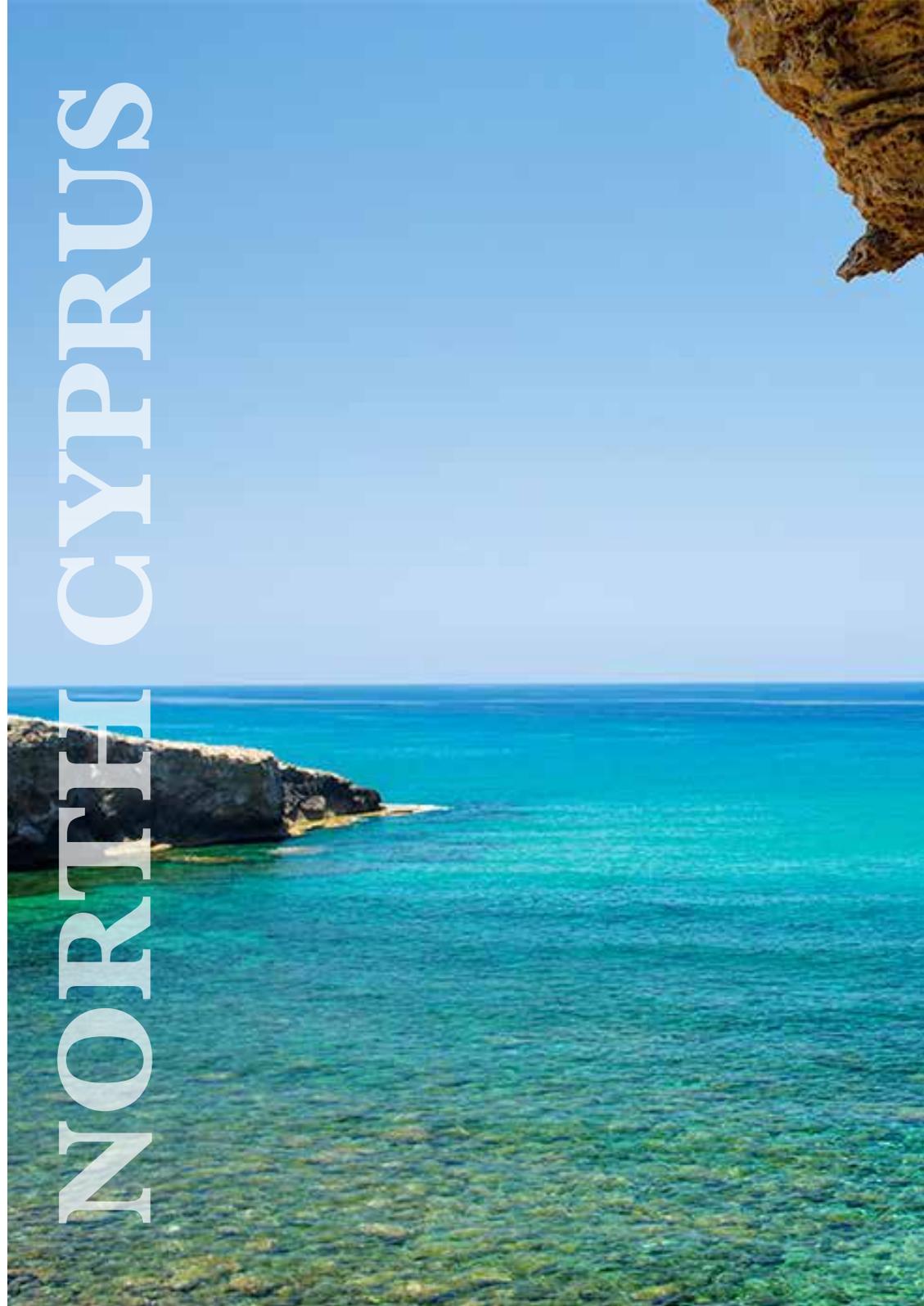


GROUND FLOOR

HORSESHOE BAY
4 BEDROOM VILLA



FIRST FLOOR



NORTH CYPRUS



WATER LILY GARDEN

Our boutique bungalow oasis by the sea...

One of our showcase, sold out developments offers a truly modern Mediterranean design experience, with spacious living that ensures homeowners the true seaside living experience. Comprised of 3 bedrooms and 2 bathrooms, the single level home has a spacious open plan interior. The master bedroom enjoys its own private ensuite bathroom and sliding doors to the sunny terrace. Each home will also enjoy a large 80 sqm rooftop terrace, complete with lighting and water, the perfect place for evening dining and sunsets, private sunbathing, and even Jacuzzi.

Located in the Esentepe region of the North Coast, where holiday makers flock to for sun, sandy beaches, magical Mediterranean coves, exhilarating mountain trails, and a top of the range golfing experience, you will find this intimate development of only 8 impressive bungalows and 1 villa. The properties are steps to the beach with easy direct access to the calm sea, perfect for swimming, paddle boarding, fishing or basking in the sun.

As Cyprus' leading international developers and trailblazers in bringing modern design to Cyprus, at Water Lily Garden, we offer design elements which truly touch the soul. Our design intention is to provide comfort and style, while embracing the Mediterranean feel and scenery to create a truly peaceful and rejuvenating experience.

The exterior showcases natural stones, crafted in such a way learned by generations of experienced stone masons. Combined with the traditional yet modern wooden pergolas over the terraces, and aluminium windows - each element compliments the other to create a truly cohesive home.

We invite you to view our showcase design!







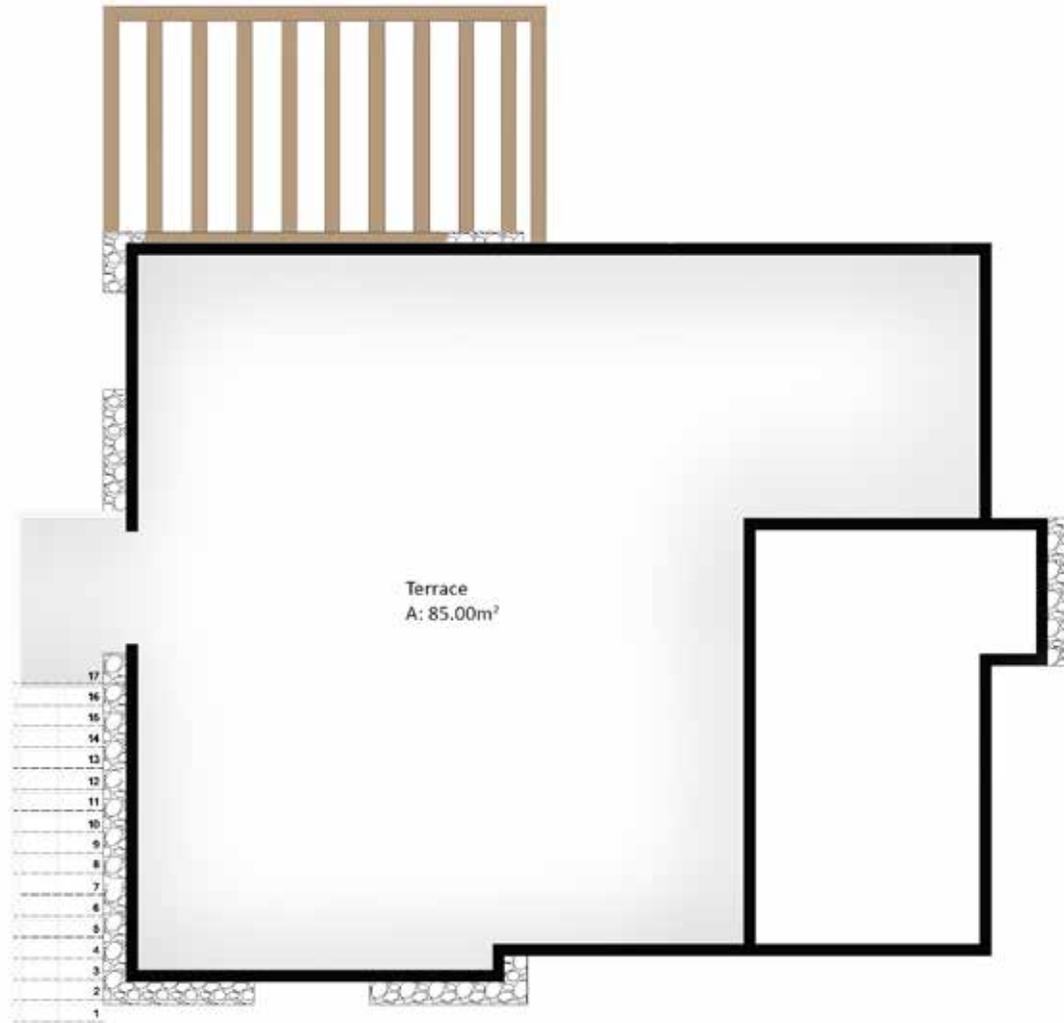


WATER LILY GARDEN
3 BEDROOM BUNGALOW

FIRST FLOOR



PRIVATE ROOF TERRACE



WATER LILY GARDEN
3 BEDROOM BUNGALOW

ALAGADI WATER FRONT HOMES

We are proud to present Evergreen Alagadi Waterfront homes. A selection of luxury villas and bungalows located in a front line position on the North Coast of Cyprus just 200 meters from the golden sands of the famous Alagadi Beach. The development features a Communal Swimming Pool, with an option to include a Private Swimming Pool to your property.

Your new villa is surrounded by olive groves, and literally a 2 minute walk to 3 sandy Mediterranean beaches, including the famous Turtle Natural Reserve. The beaches are a perfect place to spend the day swimming, paddle boarding, and enjoying a fine meal at one of the many seafront restaurants.

For Golf and Tennis lovers, The Korineum Golf Course, Spa and Tennis Club is just 2 kilometres away and attracts even the most discerning of golfers nearly year-round!

Finally, the Kyrenia Riviera, Old Harbour and City Center is a short 15-minute drive, allowing you to enjoy the luxurious seaside retreat as well as the shops and restaurants of the main town.

The bungalow (130 sqm) is the perfect one-story home, spacious and light. It features a 95 sqm Roof Terrace with phenomenal sea and mountain views. The bungalow has 3 bedrooms and 3 bathrooms, with a private en-suite to the master bedroom.

The villa (175 sqm) is situated on two storeys with ample outdoor terraces, and encompasses 3 bedrooms and 3 bathrooms, with a private en-suite to the master bedroom. Featuring a ground floor guest bedroom and full bathroom, open plan living room and kitchen, master bedroom with an en-suite, and second guest bedroom, the villa is very spacious for all of your guests. It also has a gated driveway, private garden, and space for an optional private swimming pool in addition to the Communal Swimming Pool you can enjoy.



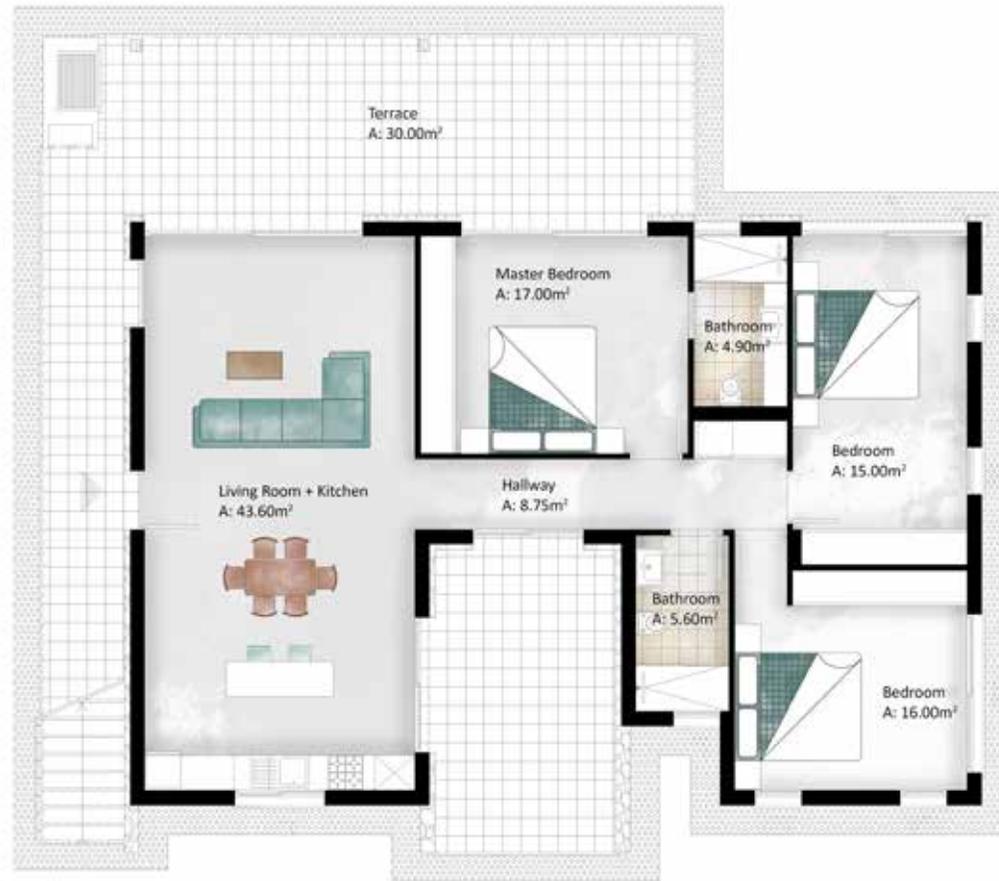




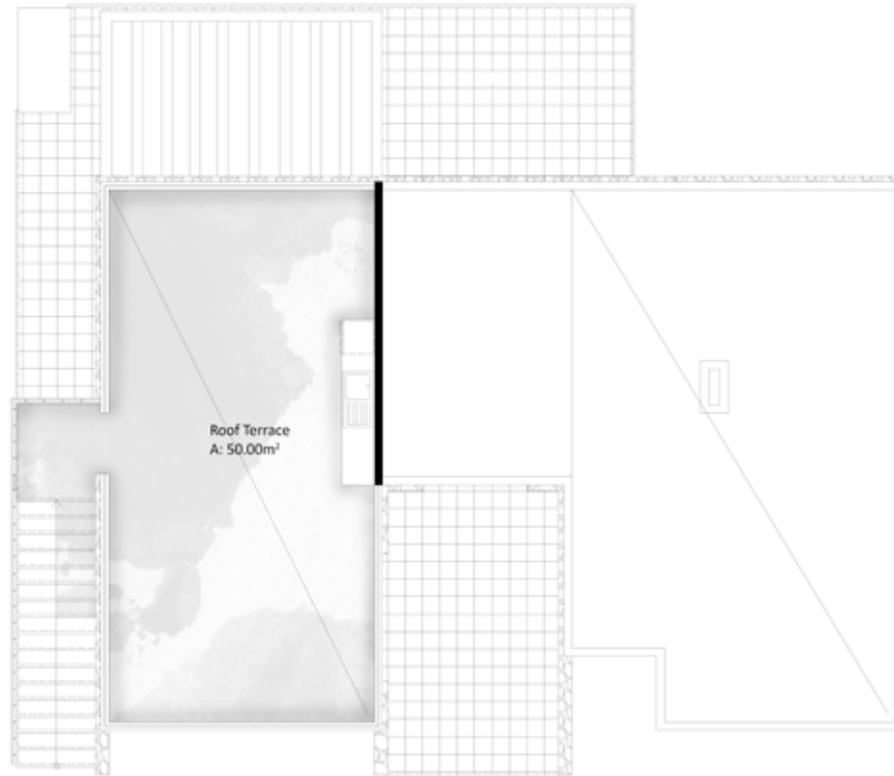


ALAGADI BUNGALOW
3 BEDROOM

FIRST FLOOR



PRIVATE ROOF TERRACE



ALAGADI BUNGALOW
3 BEDROOM

ALAGADI VILLA 3BEDROOM



GROUND FLOOR

ALAGADI VILLA
3 BEDROOM



FIRST FLOOR

RETREAT

Where design and comfort combine to offer elegant living...

We are proud to present only 50 new luxurious properties in Crystal Bay Marina, one of our most successful resorts on the North coast of Cyprus. Perched on the foothills with a glorious mountain backdrop, where a marked mountain hiking trail begins at your doorstep, and overlooking the Mediterranean just 700 meters away. The Retreat is comprised of 25 Garden Apartments and 25 Penthouses.

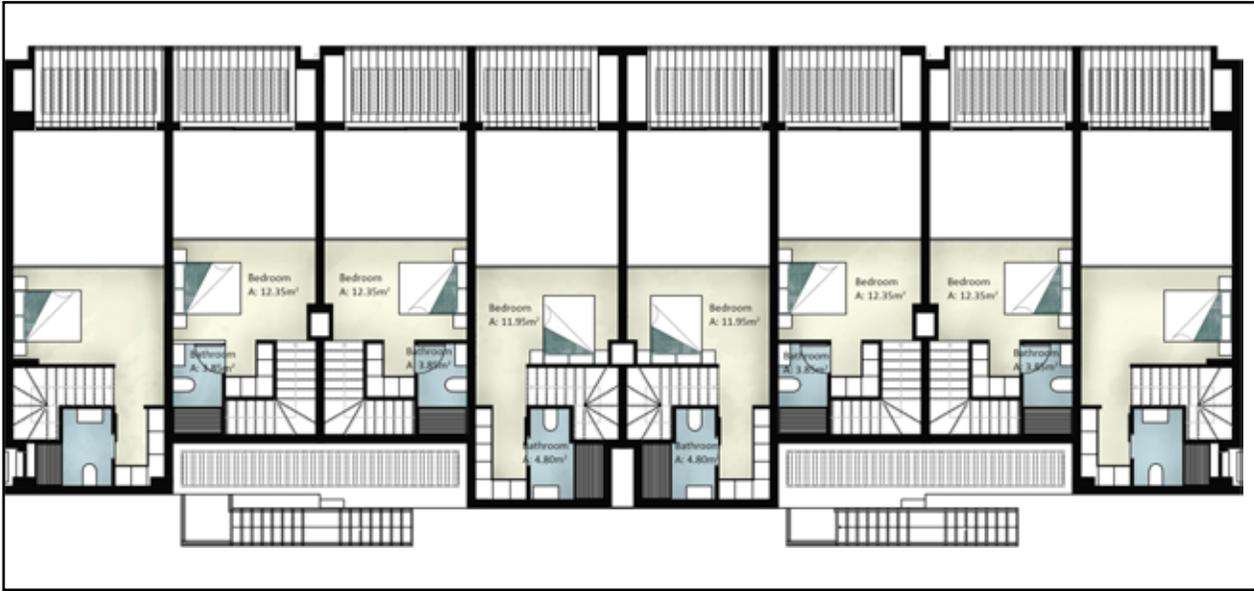
The full amenity resort is located in the Esentepe region of the Northern Cyprus. Holiday makers flock here for sun, sandy beaches, magical Mediterranean coves, exhilarating mountain trails and a top-notch golfing experience at the luxury Korineum Golf Course.

The Retreat facilities include a stylish Communal Swimming Pool, offering a cascading feature as well as luxurious seating options for all residents. We also offer an Indoor Heated Swimming Pool and Gym, making this resort a year-round property investment. Joya Bar and Bistro and Tiki Bar are located onsite, and is one of the area's best restaurants offering an international a la carte menu 365 days a year. The onsite Management and Letting Company will manage your property investment for a carefree experience.



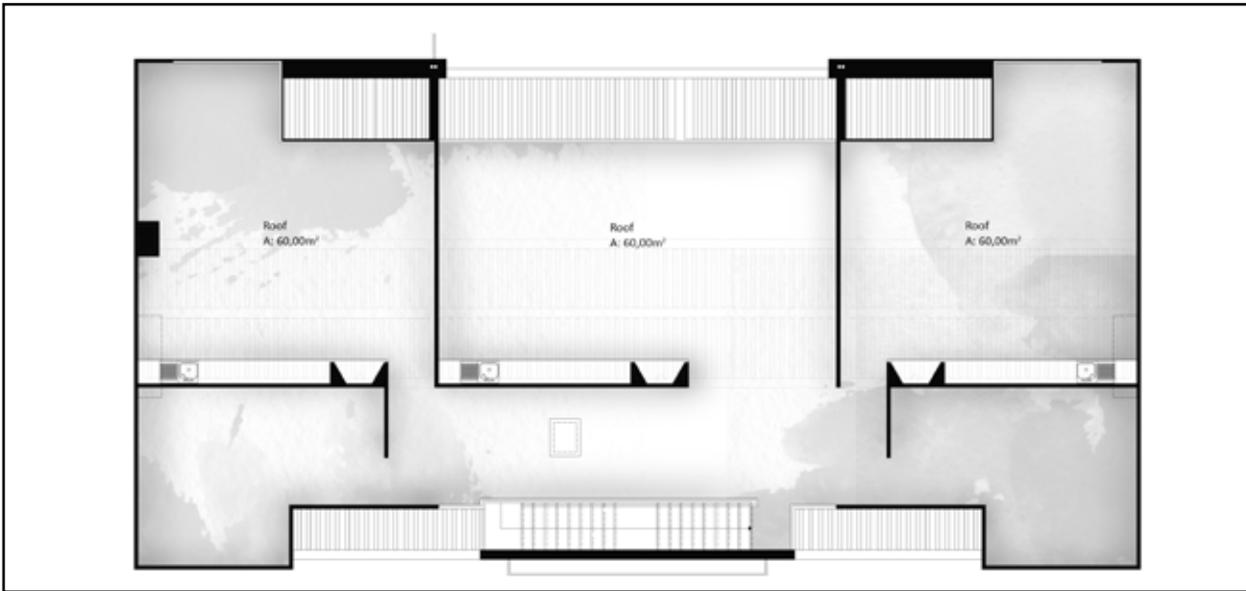






RETREAT
 DUPLEX GARDEN APARTMENT





RETREAT
PENTHOUSE
WITH PRIVATE TERRACE

LIGHTHOUSE

Introducing Evergreen's brand new seafront retreat blessed with the natural beauty of the Mediterranean! Located front line to the sea, your property holds incomparable views never to be disturbed! Just a short stroll to one of the best sandy beaches in the area, this trophy development certainly takes advantage of its prime location, framing views of the sparkling Mediterranean from every room! Lighthouse differs from many, as it features Private Swimming Pools to all properties.

This seafront development has been created to ensure the ideal Mediterranean experience, with amenities offering Communal Swimming Pools accessible from your property terrace! The Gym, SPA, and Sauna onsite is the perfect addition to your new beach lifestyle - with the sandy beach just a 2 minute walk down the road!

Step out from your property directly into the stunning pool, which overlooks your sea view. The pools are designed in such a way that each property can enjoy the privacy of a pool, yet the 70-meter-long area allows for those serious swimmers to keep fit! The pool terrace and landscaped gardens are ideal for entertaining alfresco or relaxing on summer days.

Lighthouse homes introduce clean lines and open-plan layouts blended with contemporary design and Mediterranean accents. Offering the option of Luxurious Bungalows, Garden Apartments with Private Swimming Pools or Penthouses with a private Rooftop Swimming Pool, each to have their own unique benefits and design features which absorb the views into each and every space.

The Evergreen Management and Letting Company will manage your property investment for a carefree experience.





LIGHTHOUSE BUNGALOW
WITH PRIVATE POOL
3 BEDROOM



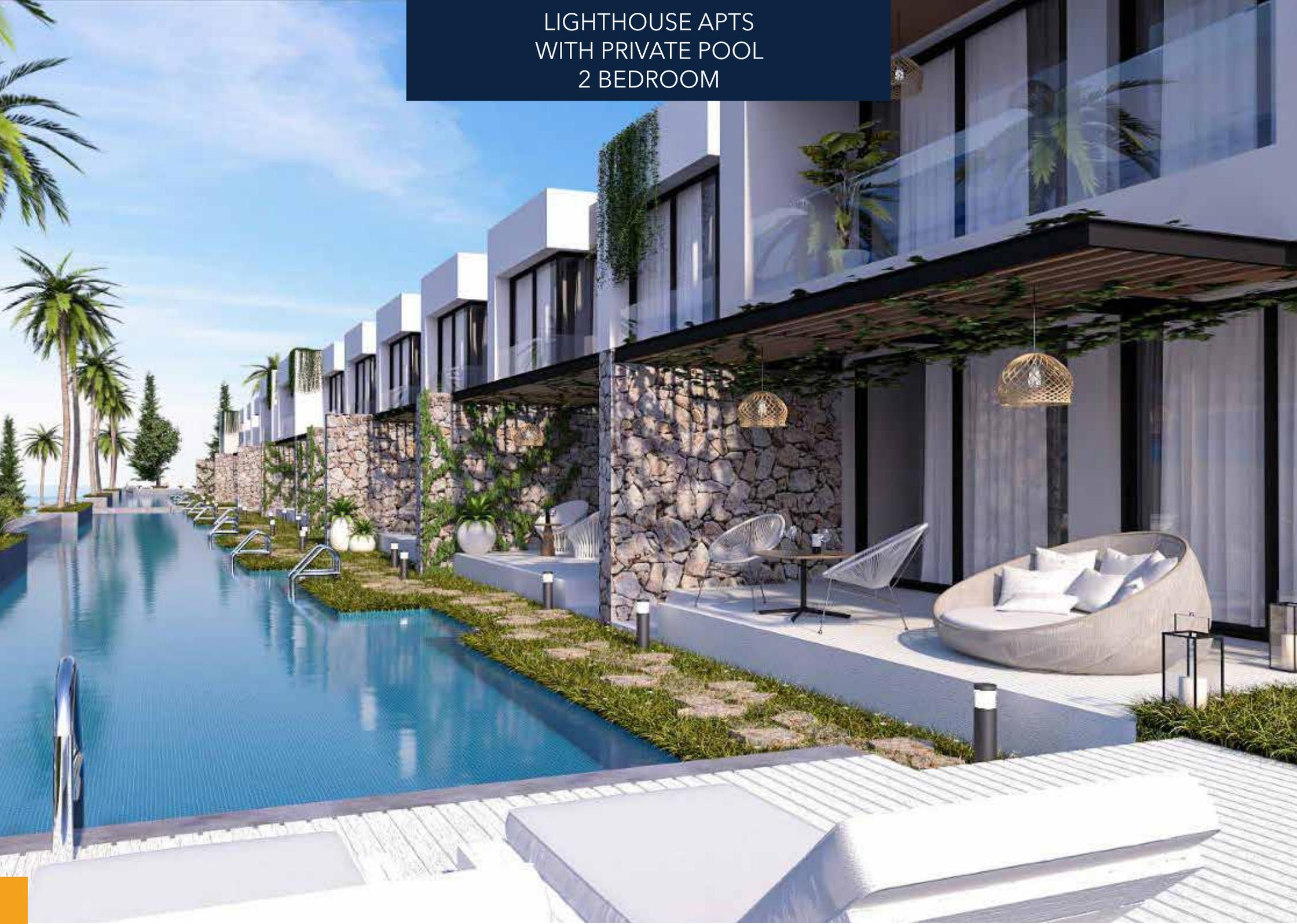
GROUND FLOOR

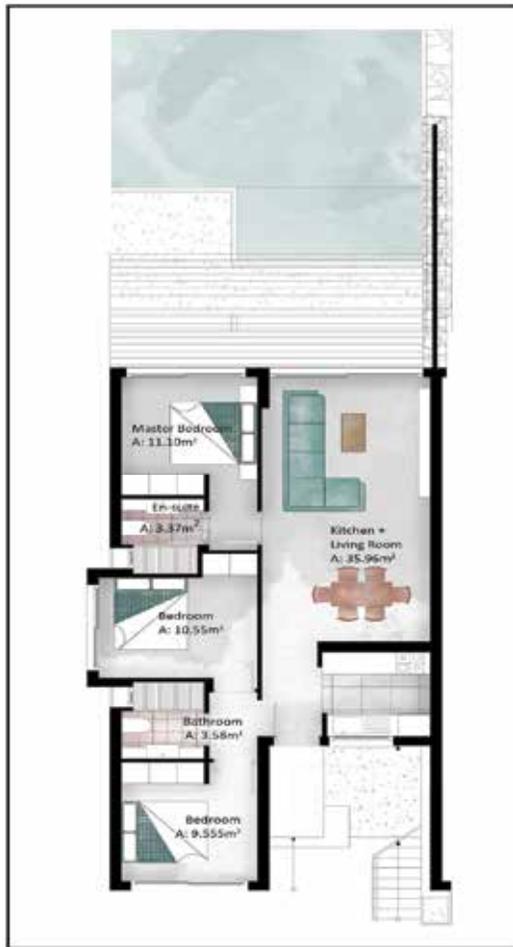


PRIVATE ROOF TERRACE

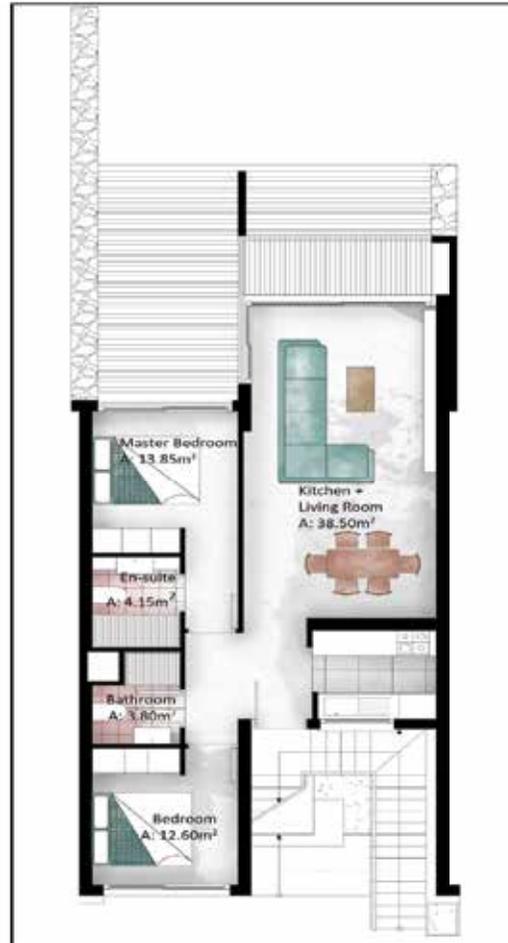


LIGHTHOUSE APTS
WITH PRIVATE POOL
2 BEDROOM





GARDEN APARTMENT
WITH PRIVATE POOL



PENTHOUSE
WITH PRIVATE POOL



PENTHOUSE ROOF TERRACE
WITH PRIVATE POOL



SUPERMARKET

LIGHTHOUSE

ESENTEPE BEACH



DEJA BLUE

Introducing Deja Blue, the only development project in Cyprus with its own unique concept. The Wellness and Anti-aging combined concept of this project is also featuring the first Aquaponic, Hydroponic gardens and also the first and only Biological pools of the island.

It is located on a Premium sea front location only 100 meters away from the sea with 5 different elevated terraces, offering fantastic, unobstructed sea views. Only a 5 mins drive away, you can enjoy a Professional 18 Hole International Golf Course and Kyrenia city centre is only a 25 mins drive.

This resort is sitting on over 100,000 square meters of land with only 12,000 square metres of that land being developed. There are 3 different neighbourhoods, with a total of 209 luxury properties in the Project, nestled amongst fruit and herb gardens

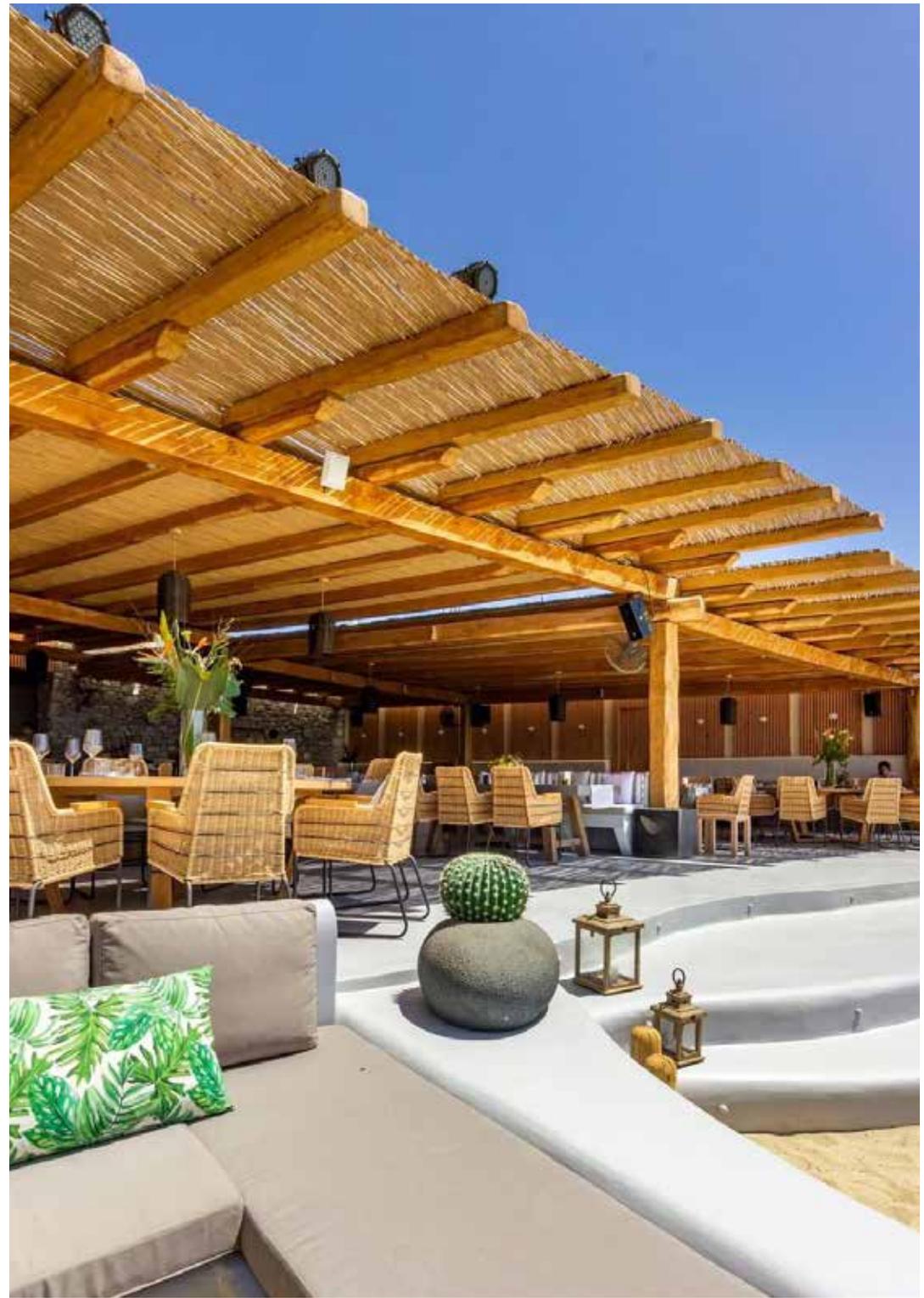
Resort Overview

- 128 Studio concept units with garden terrace or penthouse French balcony
 - 24 One bed units with terraces
 - 18 Two bed units with terraces
 - 12 Three bed units with terraces
- 15 Three bed luxury bungalows with terraces and optional Infinity Swimming Pools
 - 10 Four bed luxury villas with terraces and luxury infinity swimming pool
- 2 Five bed luxury villas with terraces and infinity swimming pool





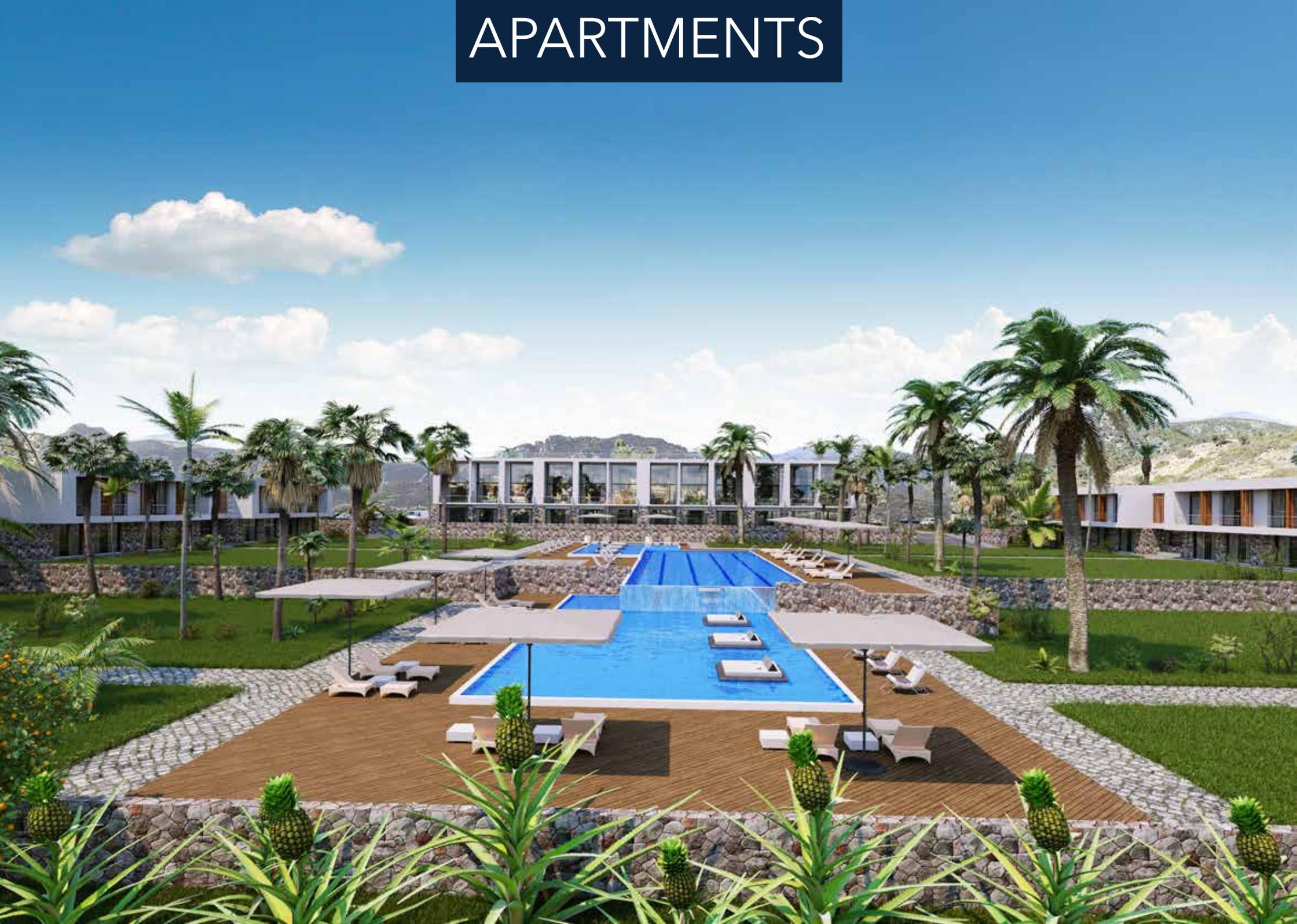


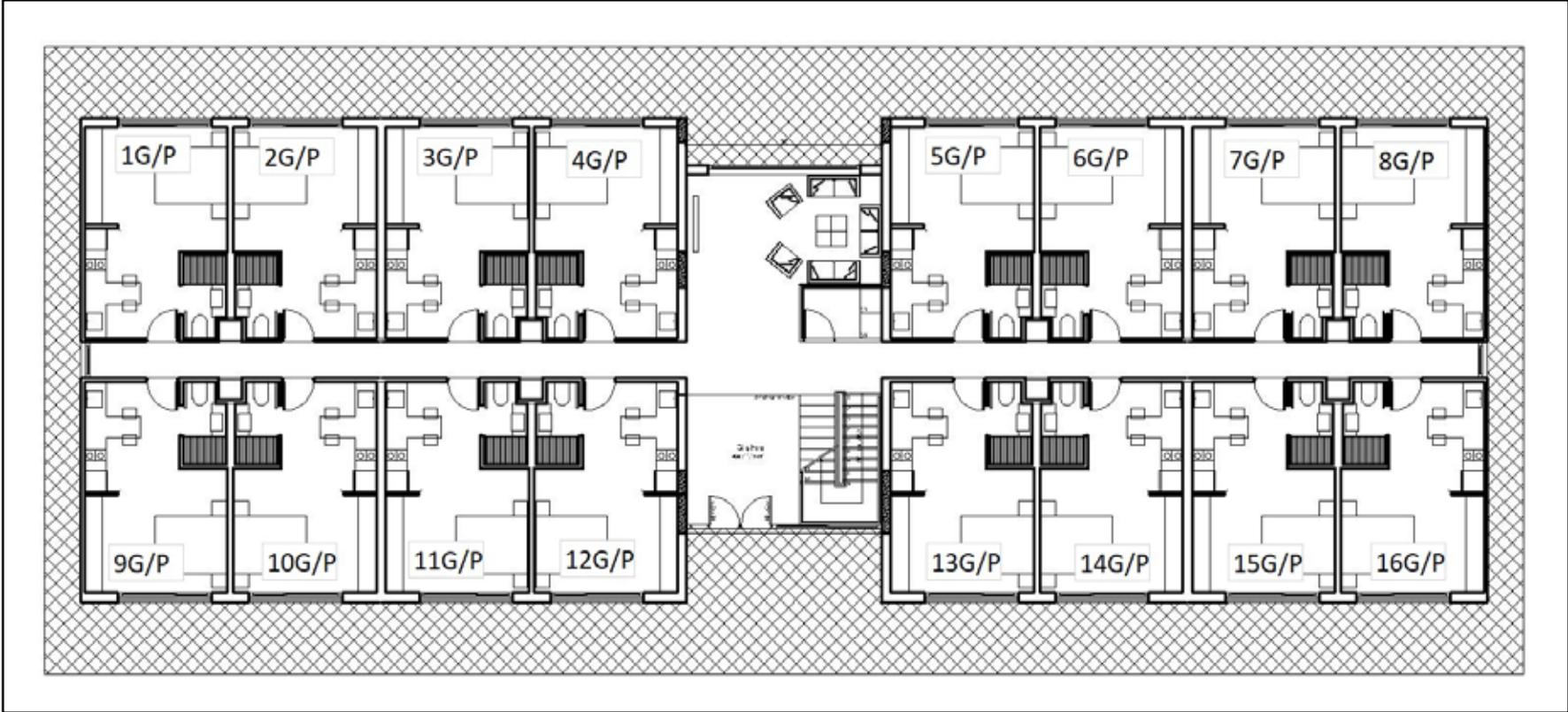






APARTMENTS

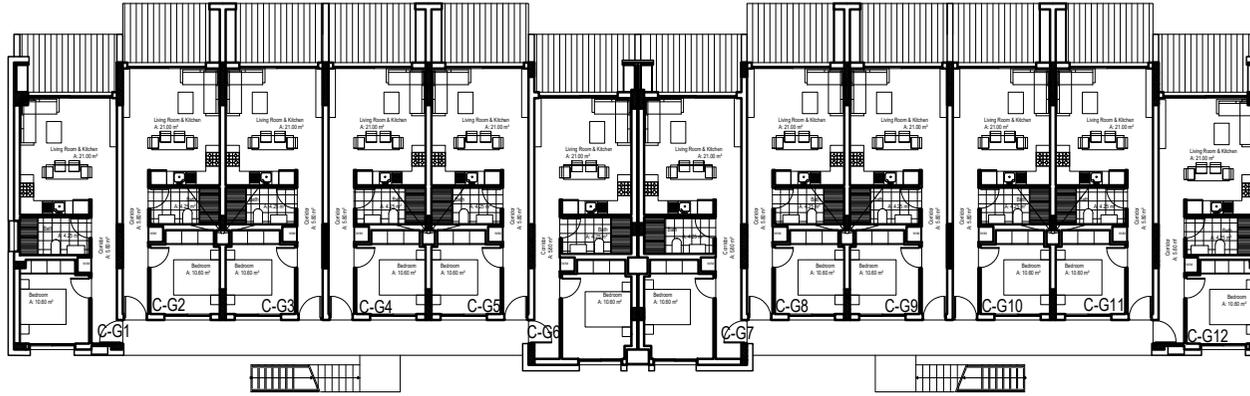




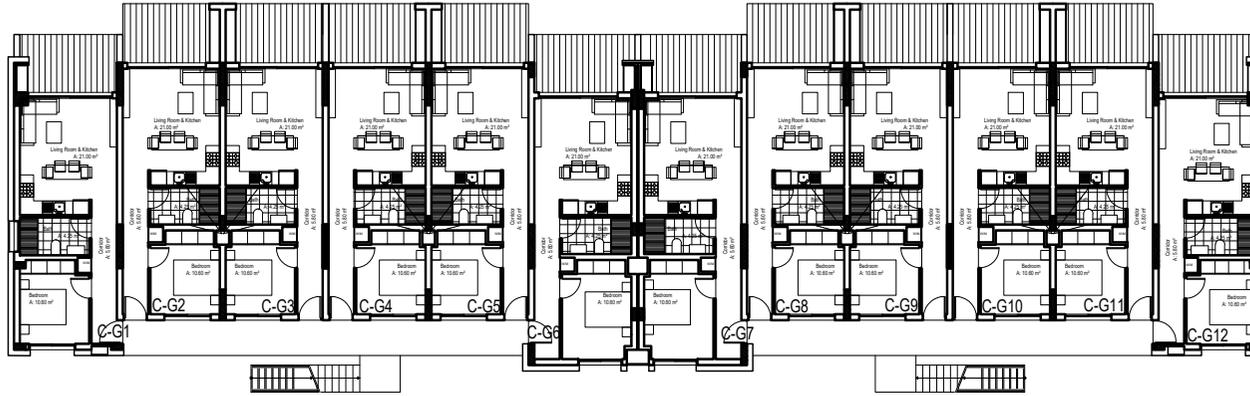
STUDIOS

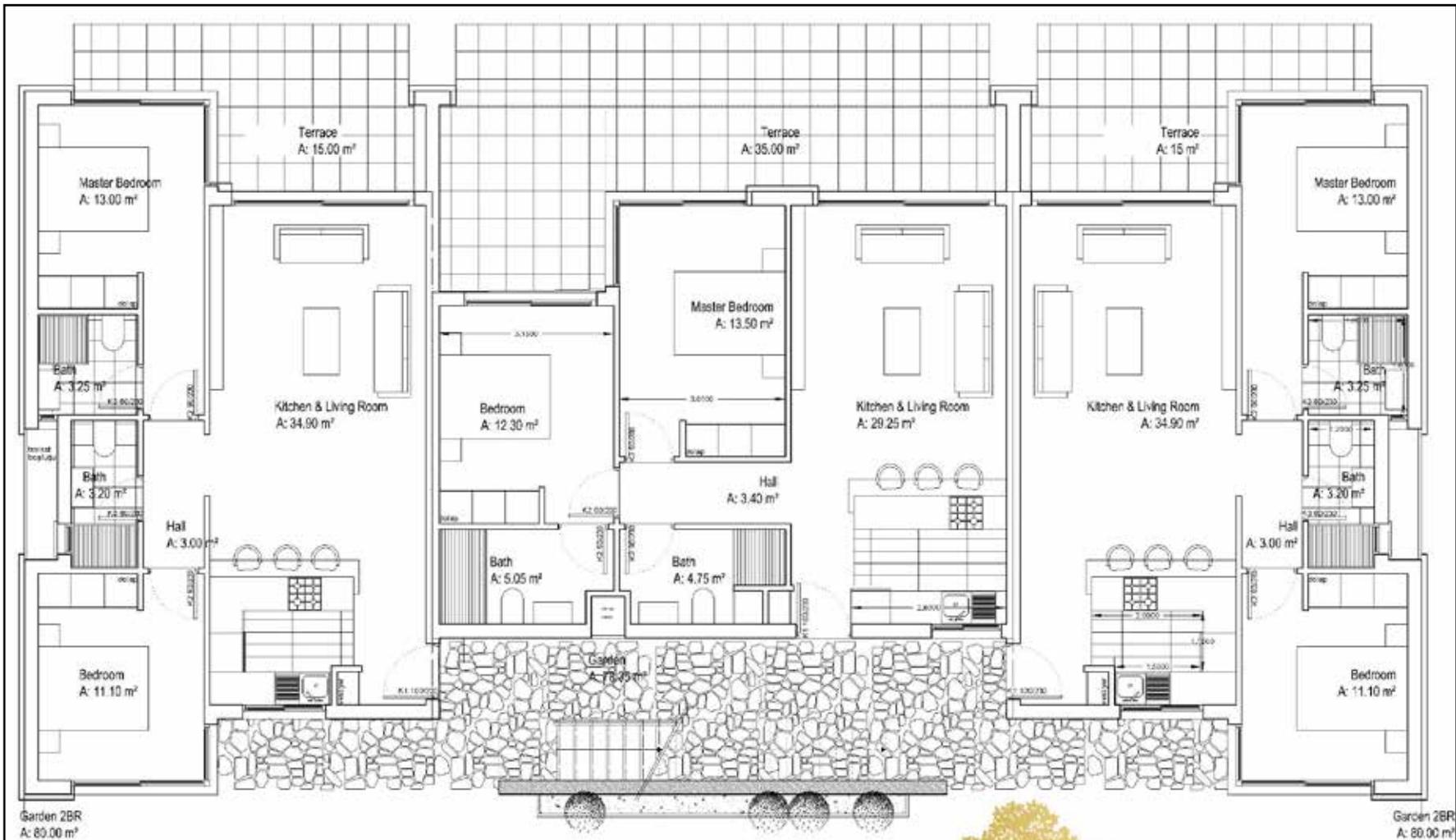
DAJA BLUE
1 BED APARTMENTS

DeJaBlue BLOCK C
GARDEN APARTMENT FL



DeJaBlue BLOCK C
GARDEN APARTMENT FL





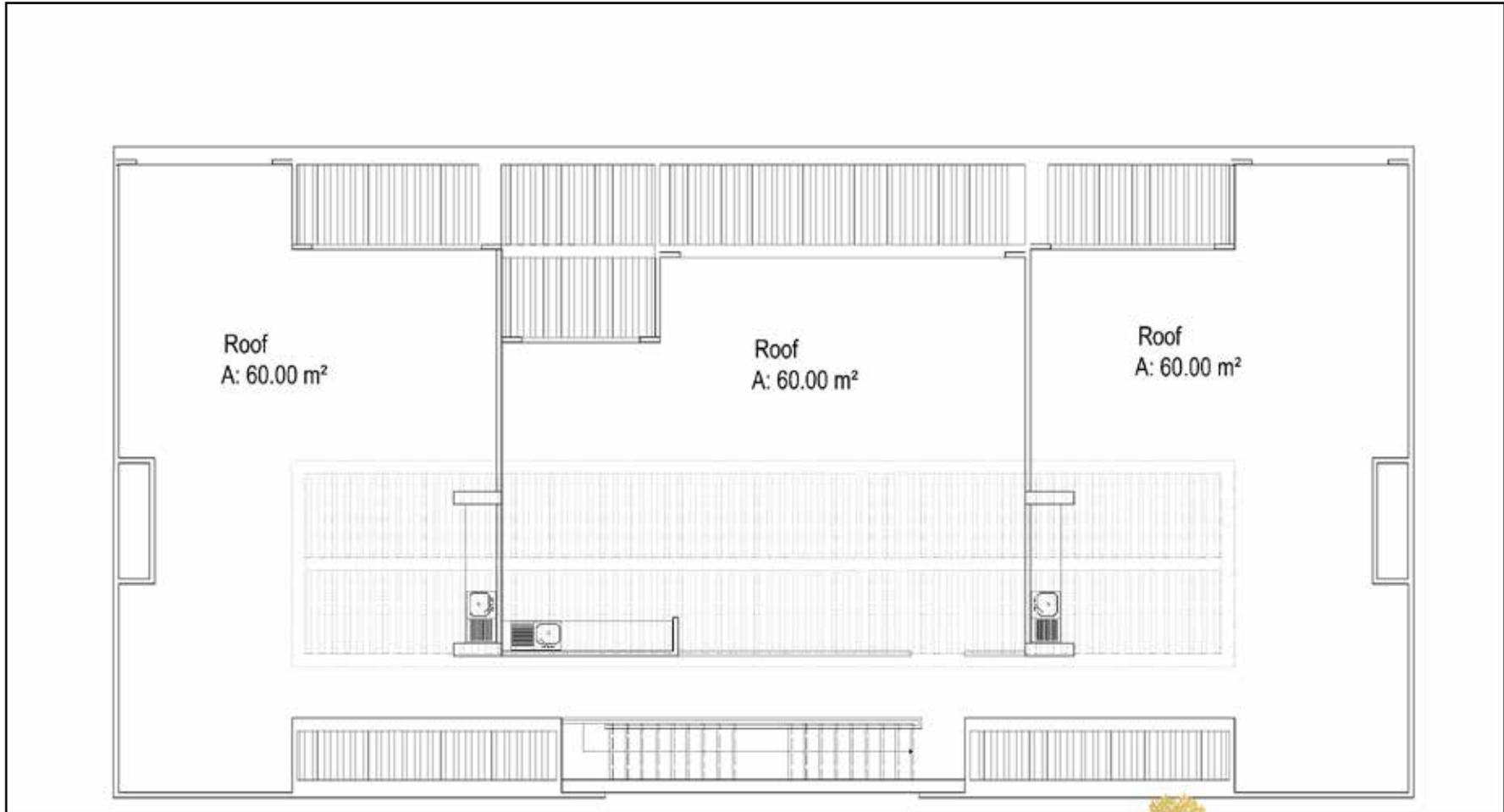
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DAJA BLUE
2 BEDROOM
GARDEN APARTMENTS



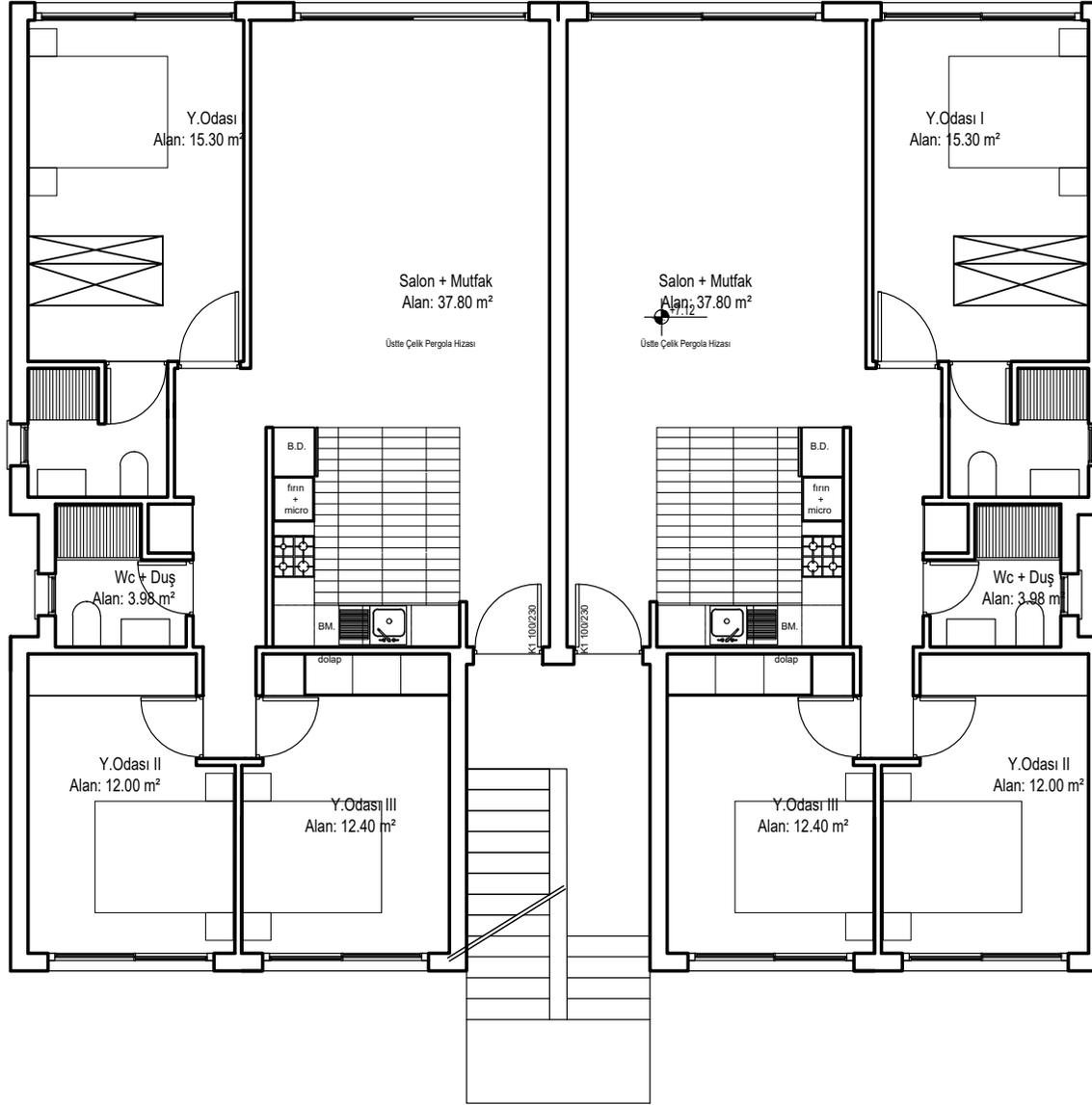


DAJA BLUE
2 BEDROOM PENTHOUSES



DEJA BLUE PENTHOUSE
PRIVATE ROOF TERRACE

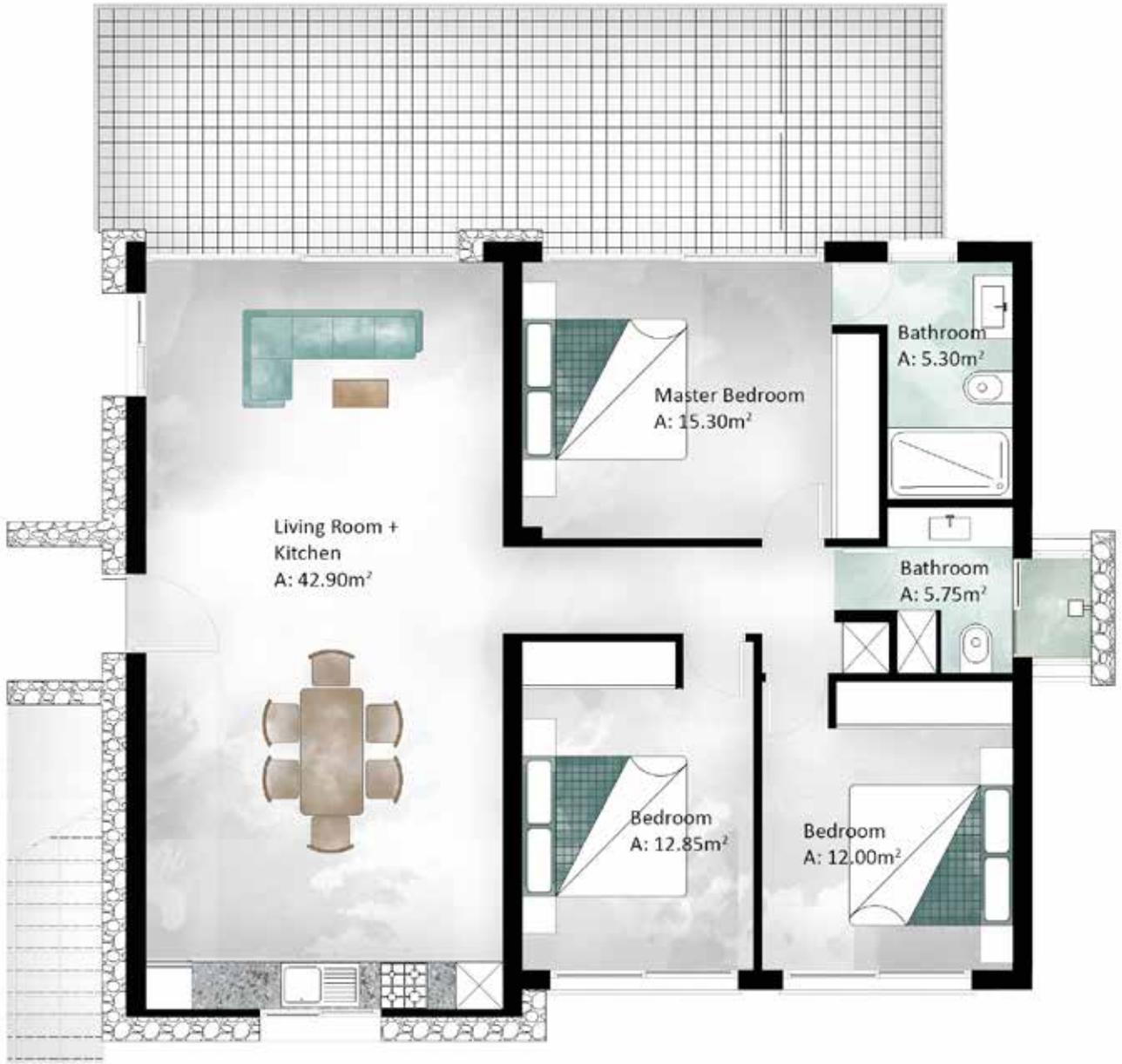
DEJA BLUE
3 BED APARTMENTS

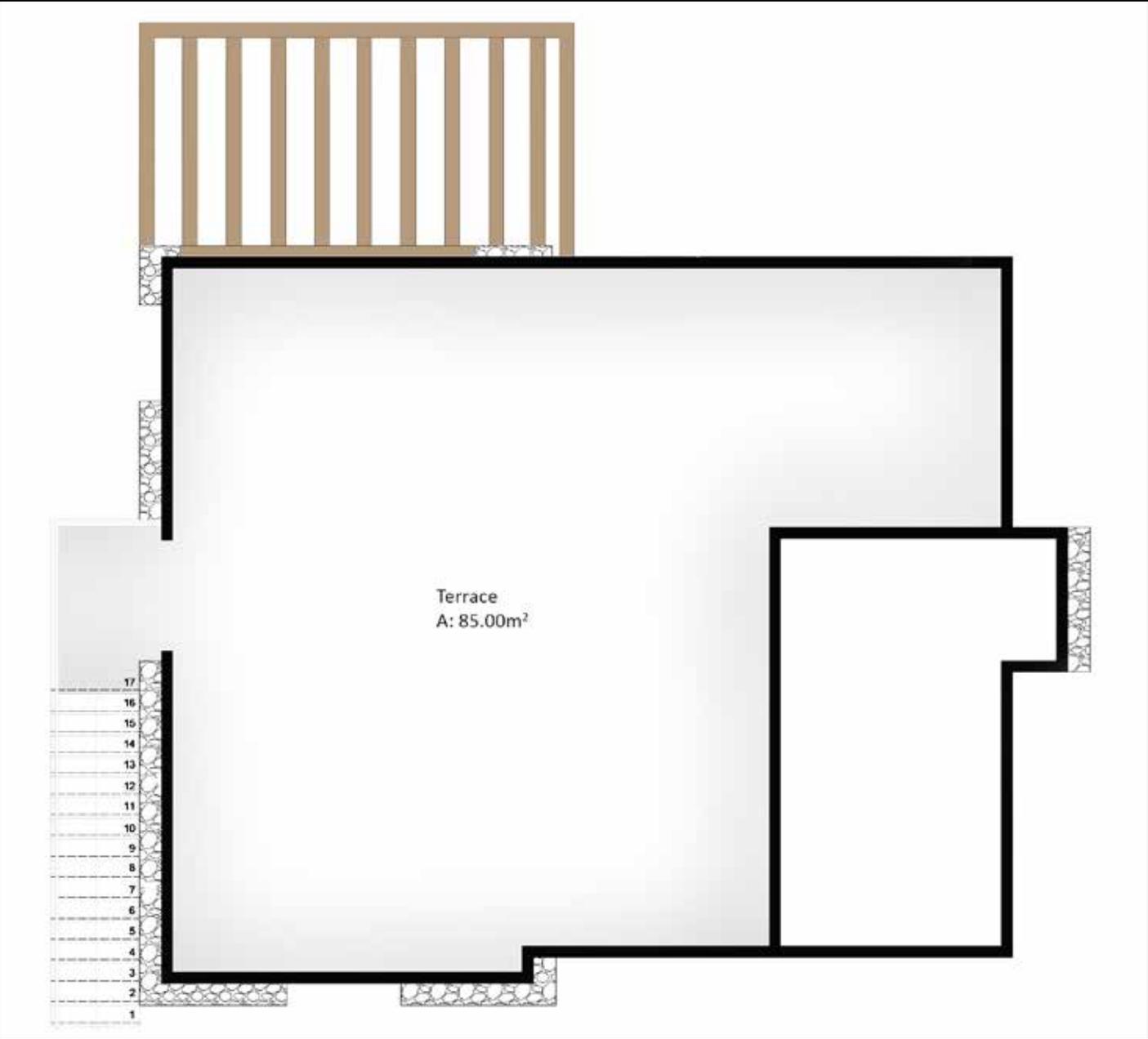


BUNGALOWS



BUNGALOW
GROUND FLOOR





BUNGALOW
ROOF TERRACE

VILLAS





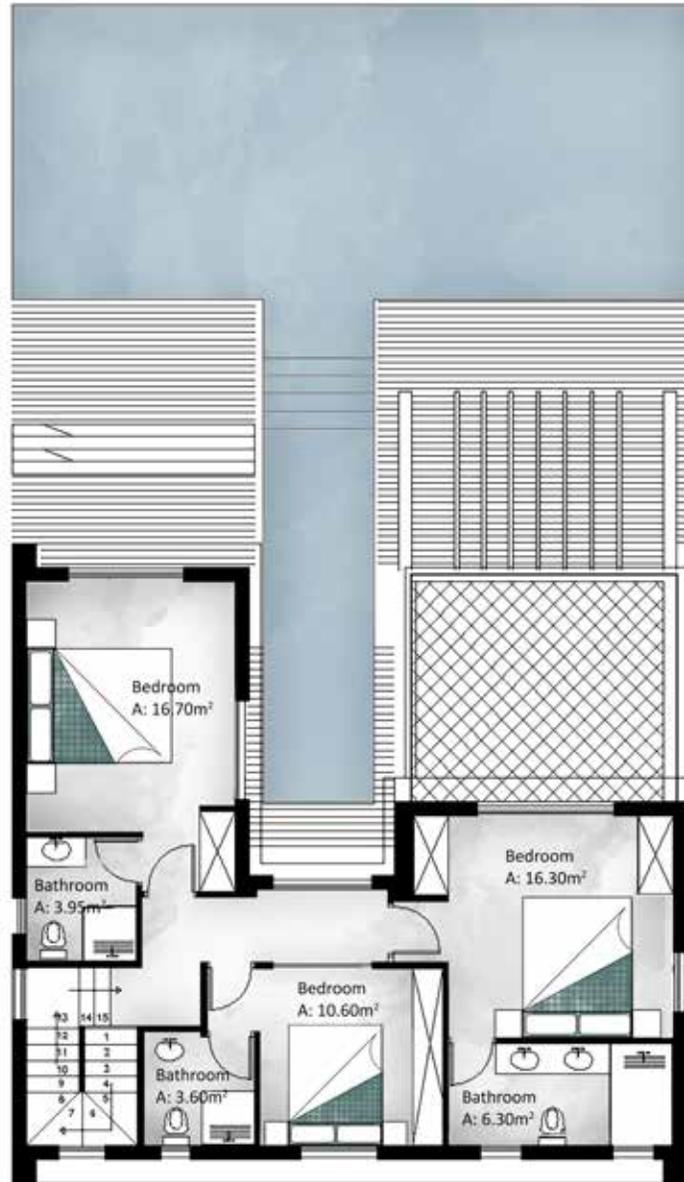

Evergreen
Developments Group



DAJA BLUE
4 BED VILLAS



GROUND FLOOR

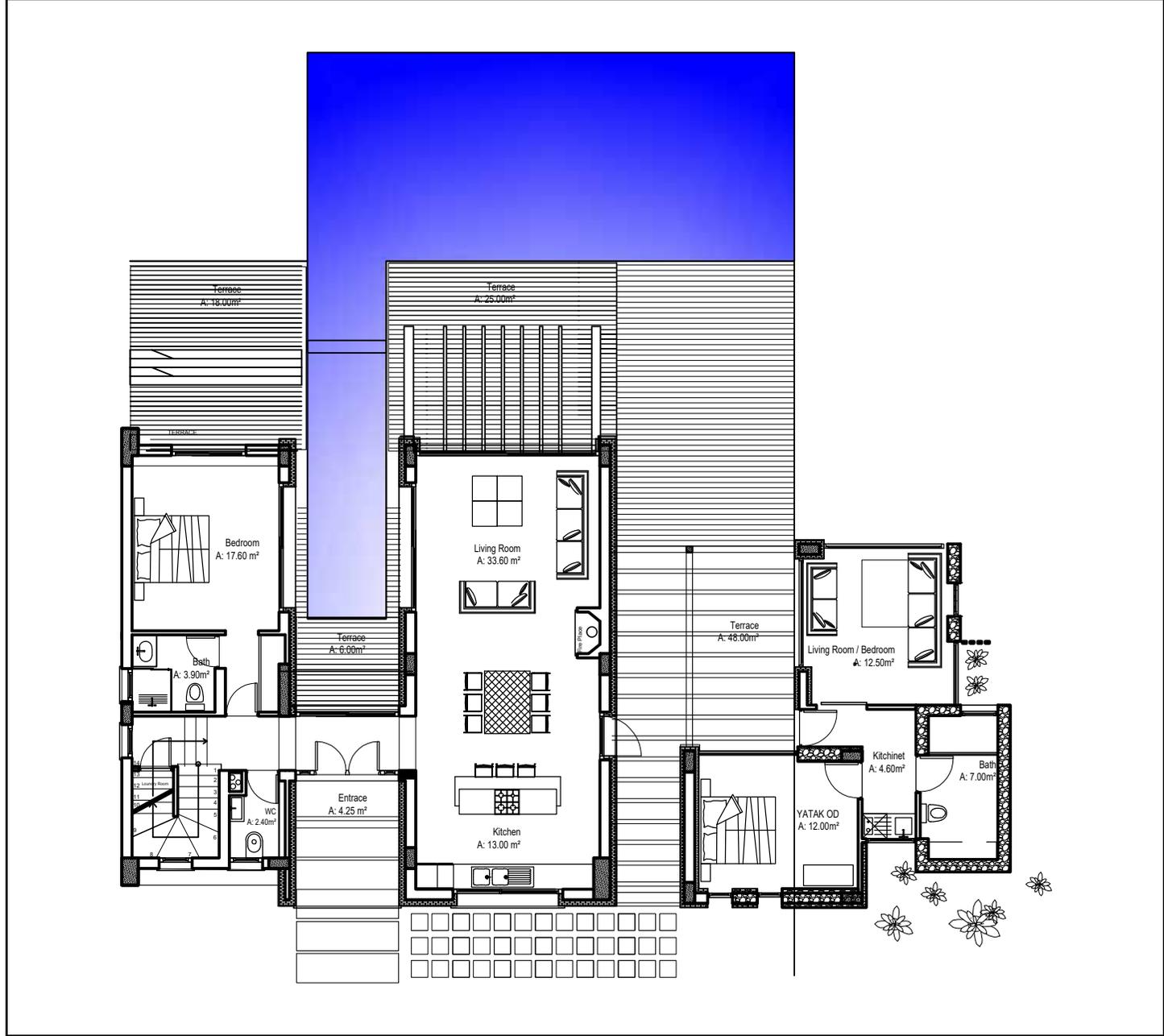


FIRST FLOOR

DAJA BLUE
4 BED VILLAS

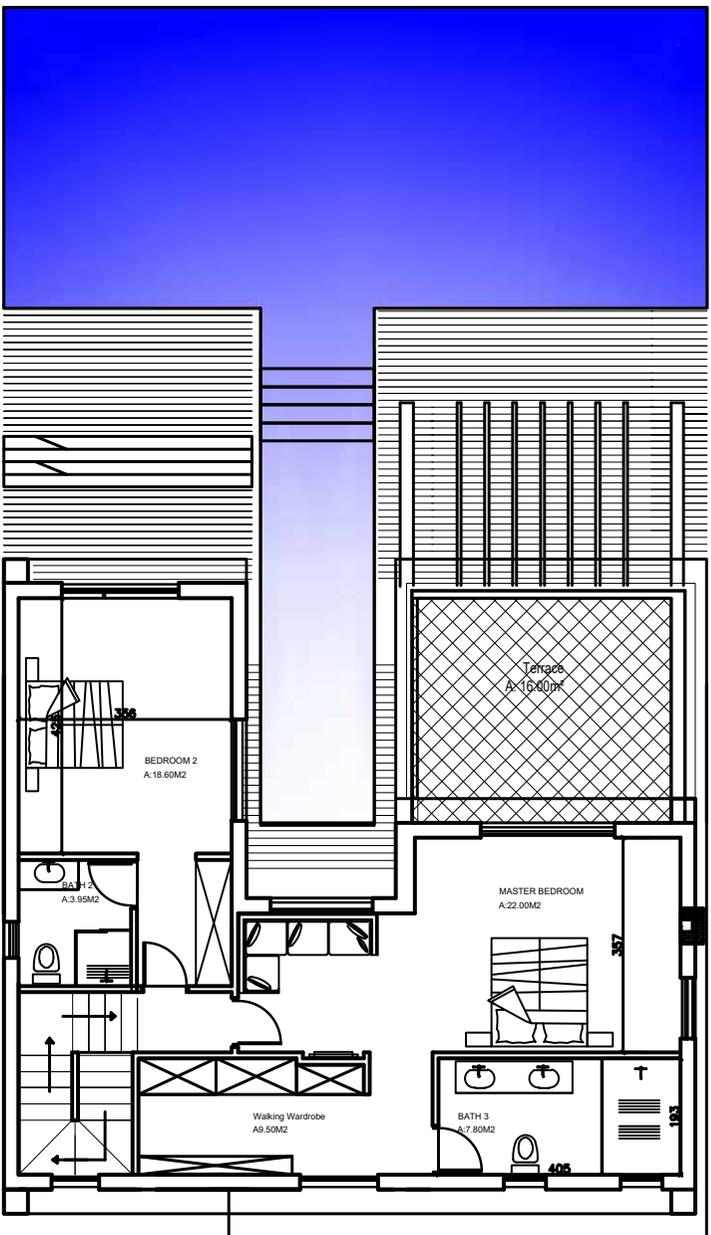
DAJA BLUE
5 BED VILLAS

GROUND FLOOR



DAJA BLUE
5 BED VILLAS

GROUND FLOOR



ORCHID KYRENIA

Nestled in nature...

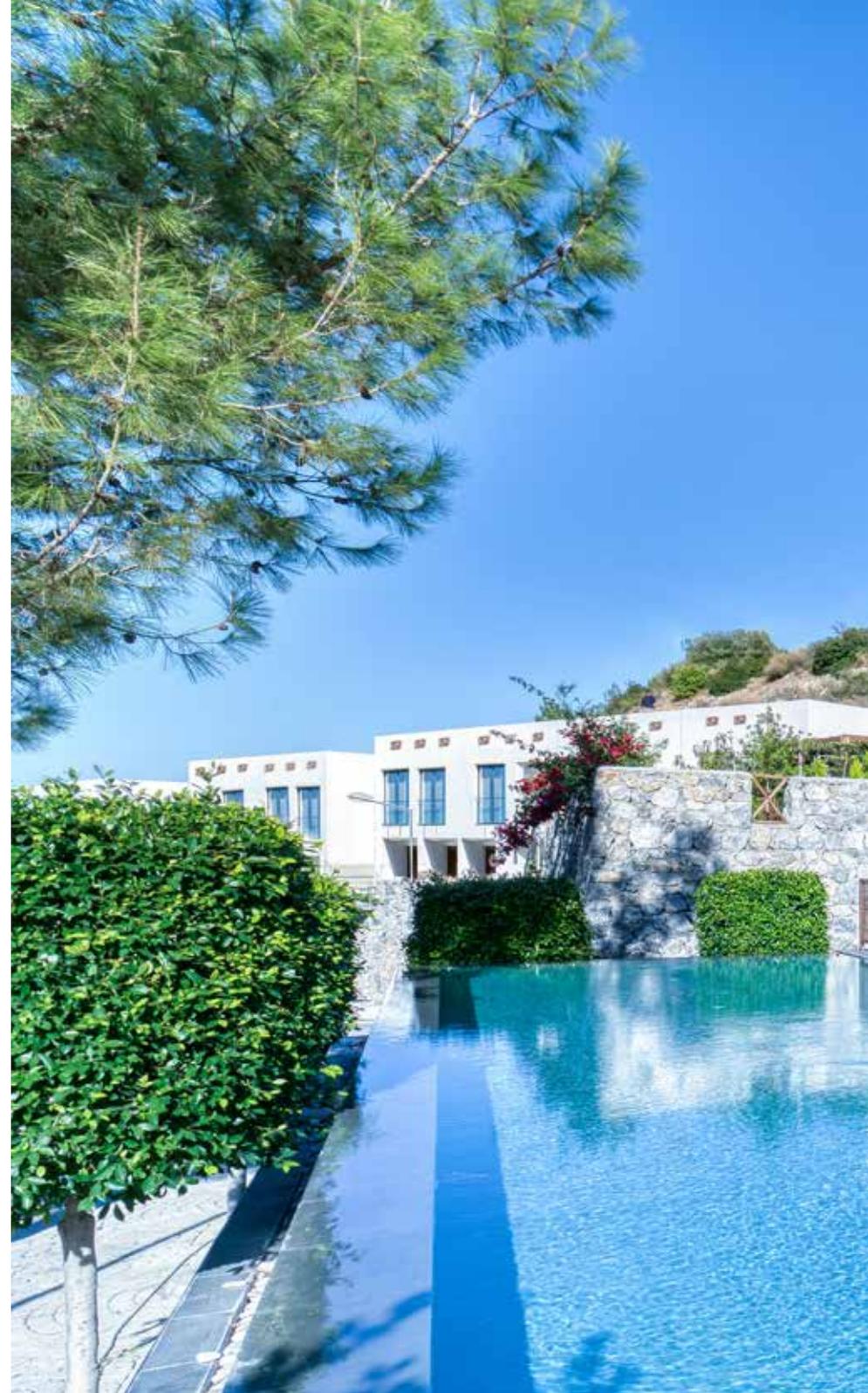
Orchid Kyrenia is offering a very special new extension. The gated community features a communal swimming pool, children's nature play and picnic area, and orchid hiking trails exclusively available for residents. Located in the heart of nature, this property is an ideal family-friendly location.

Homeowners will enjoy both a ground level terrace overlooking the mountains and greenery and an expansive roof top terrace complete with a kitchen, overlooking the mountains and Mediterranean Sea. Finally, a stunning internal garden to bring you closer to nature. The modern floating staircase runs alongside the internal garden, enclosed with glass, to the first floor where you will find 2 bedrooms and 2 bathrooms.

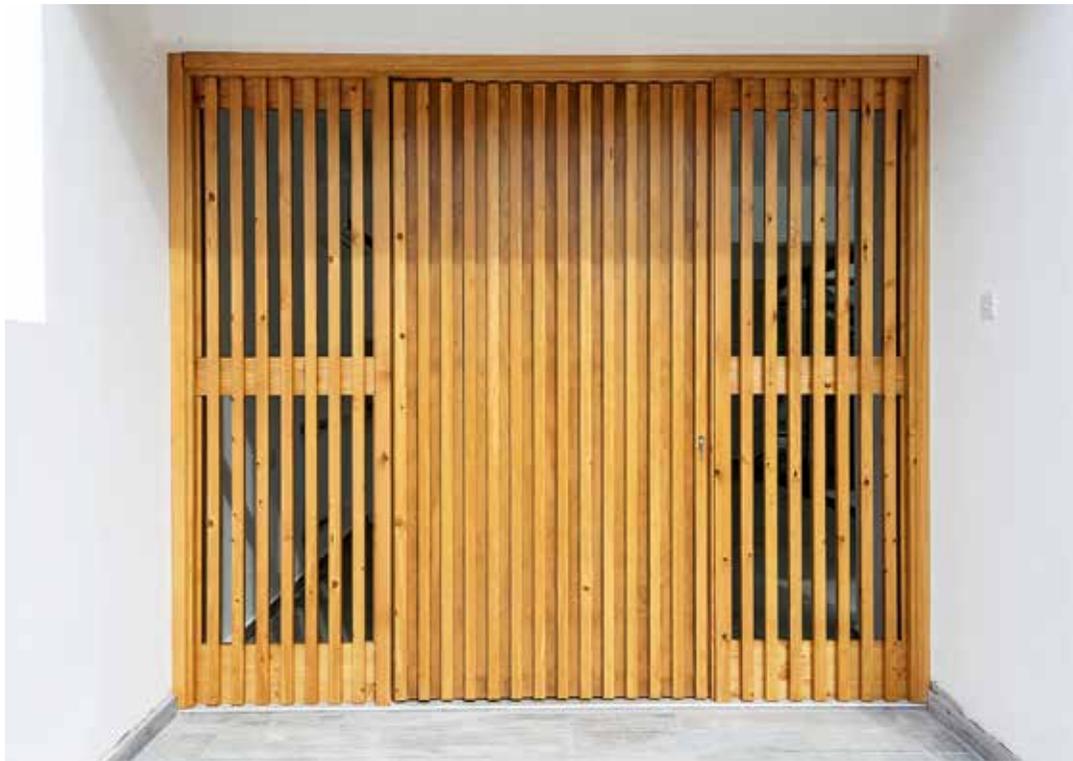
The Bellapais region is located on the mountain range of the North Coast of North Cyprus near Kyrenia (Girne), with its famous Old Harbour, lined with restaurants and shops.

Bellapais is home to touristic attractions including the incredible Bellapais Abbey, which hosts live concerts and art exhibitions year-round. Bellapais offers a range of lovely fine dining options with incredible views.

Within a 5 minute drive, the finest private IB WORLD school in Cyprus is located - The English School of Kyrenia, making Orchid Kyrenia the perfect property option for families seeking quality, affordable private education. Finally, Orchid Kyrenia is Located only 45 minutes from Ercan International Airport.



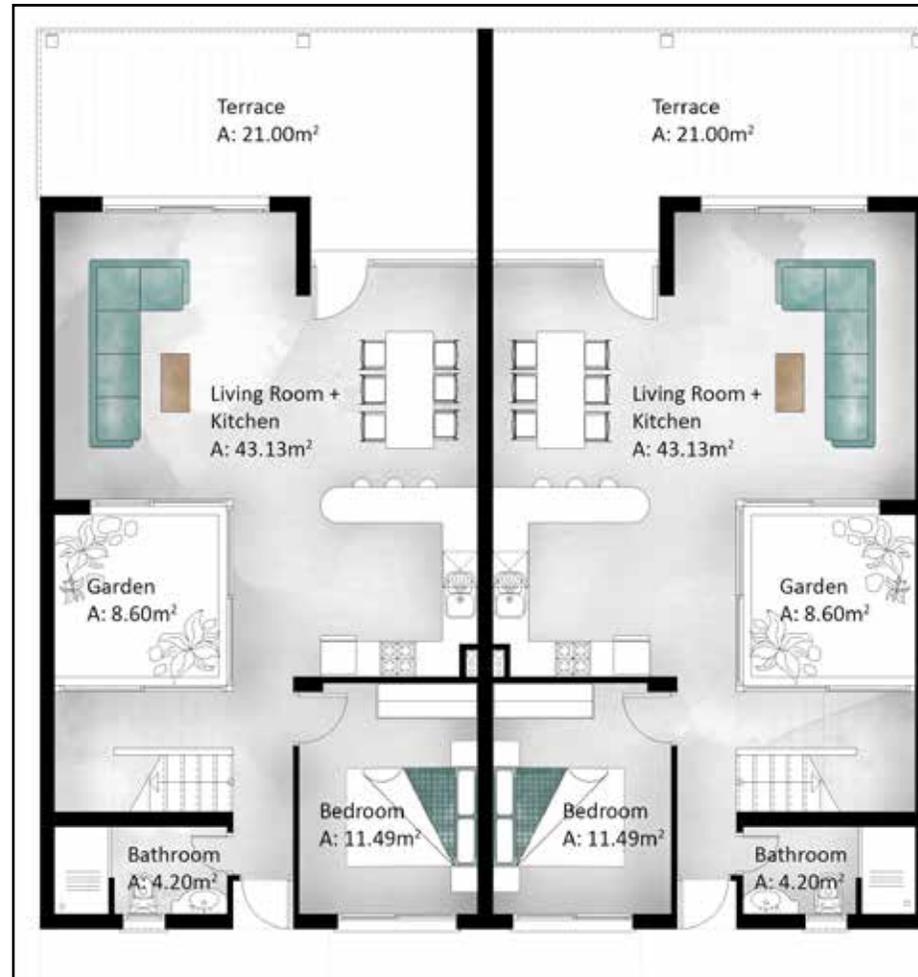




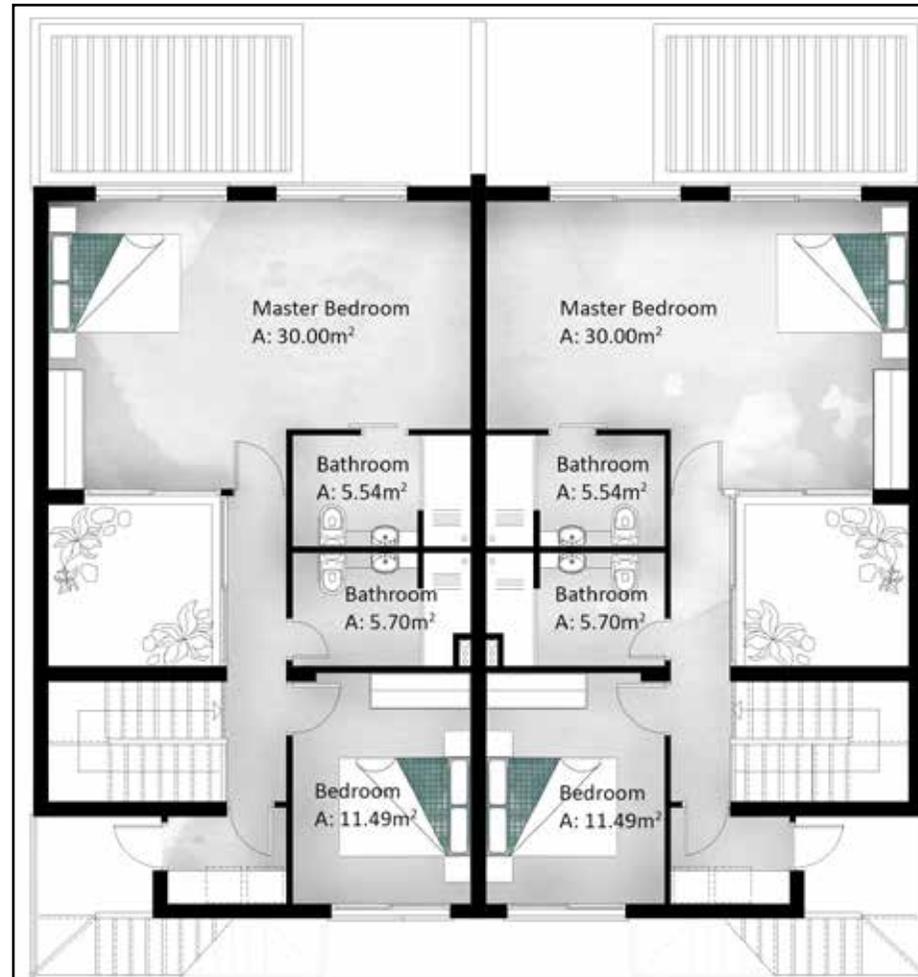


ORCHID KYRENIA
3 BEDROOM

GROUND FLOOR



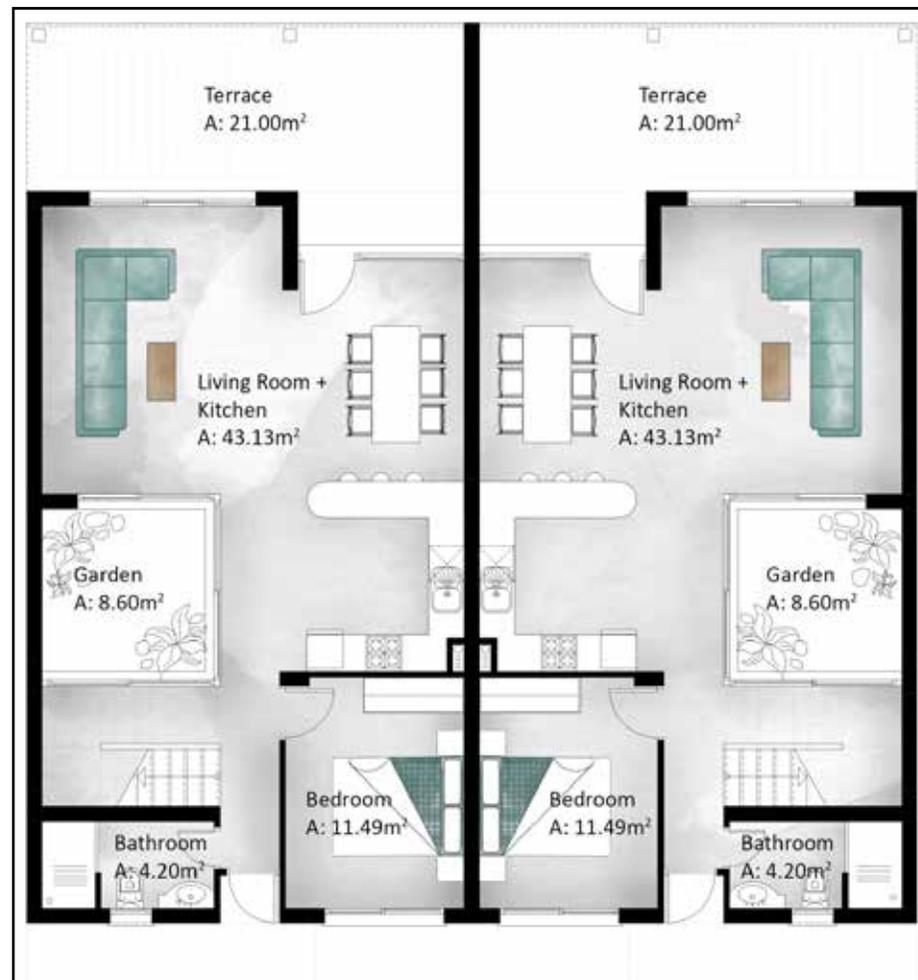
FIRST FLOOR



ORCHID KYRENIA
3 BEDROOM

ORCHID KYRENIA
4 BEDROOM

GROUND FLOOR



FIRST FLOOR



ORCHID KYRENIA
4 BEDROOM

APHRODITE BEACHFRONT RESORT

Aphrodite Beachfront Resort is the most successful beachfront resort in Northern Cyprus and is a proud Booking.com Partner with proven rental success! Currently in phase 4 of construction of this resort village, the fully functioning resort features its own Beach, Beach Bar, Surf School and Water Sports Club, Indoor Heated Swimming Pool, new Bali SPA, Conference Center, Restaurants, Mini Market, Mini Golf, Volleyball, Management and Letting Company Onsite, Transportation Onsite, Children's Play Room, Yoga Studio, Club House, and now a brand new seafront Boardwalk is underway!

The area of Gaziveren on the West Coast of North Cyprus is located on Morphou Bay, with easy access to towns and amenities, yet only 1 hour from Ercan International Airport.

Guzelyurt is just 5 minutes away, and is the fourth largest village in Cyprus. There are many restaurants and shops to enjoy, including the popular Saturday Farmers market. The nearby town of Lefke is an increasingly popular area with newly forged connections with European development via the Cittaslow project, and is home to a high population of students at the International University.

With both completed and off plan options to offer, we can provide competitive prices as well as payment plans to our clients. We are happy to invite you to view our options on an Inspection Visit!

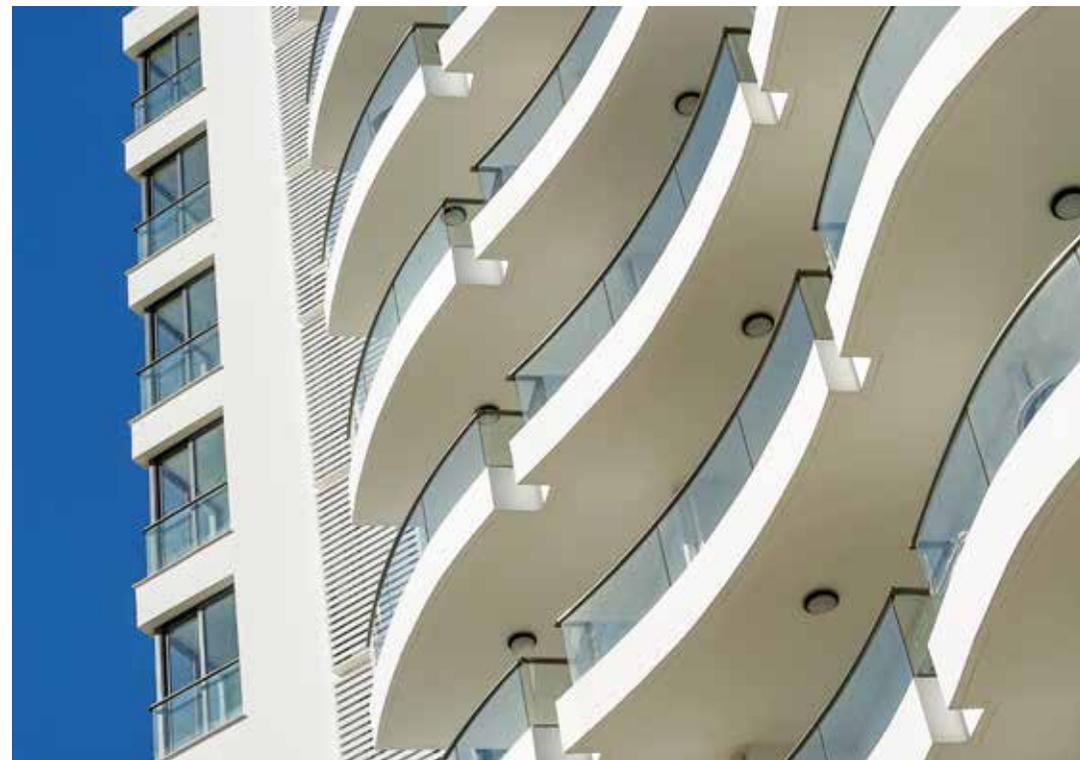




WAVE SPA TOWER

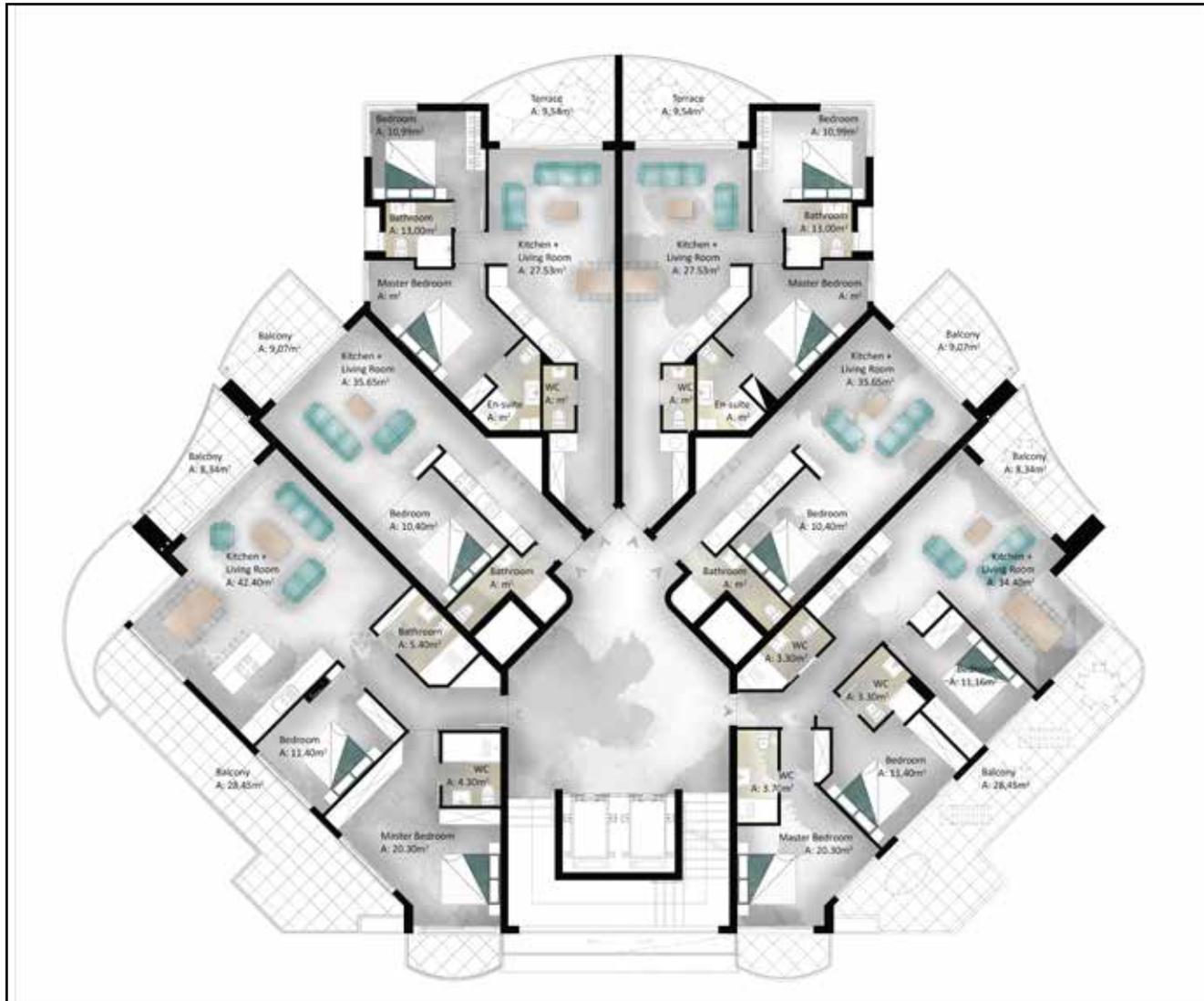
You are spoilt for choice with our fabulous range of one and two-bedroom apartments in The Wave SPA Tower, which features the brand new BALI SPA. The SPA features full Massage, Facial, and Body Treatment Menus, CryoSauna, Sauna, Steam room, Himalayan Salt Room, Jacuzzi, and state of the art Gym. A modern Conference Center hosts large corporate groups or retreat groups. Just a short elevator ride from your room, you will arrive at your very own SPA! Finally, the Tower is surrounded by a stunning Outdoor Swimming Pool with water fall features to enjoy, whilst the Beach is just a 2- minute walk through the beautiful garden path.

The Wave has 6 different apartment designs available (ranging from 84m² to spacious 140m² on the 9th floor) and all with the best sea views and largest terrace areas. Two-bedroom units are available from the 7th floor up to the 12th floor - benefiting from literally the best panoramic views in the country over the sea to the west, the Troodos Mountains to the South and the distant Besparmak mountains to the North. Ready luxury units await you, for the perfect leisure holiday home we invite you to come TRY BEFORE YOU BUY as our guest.

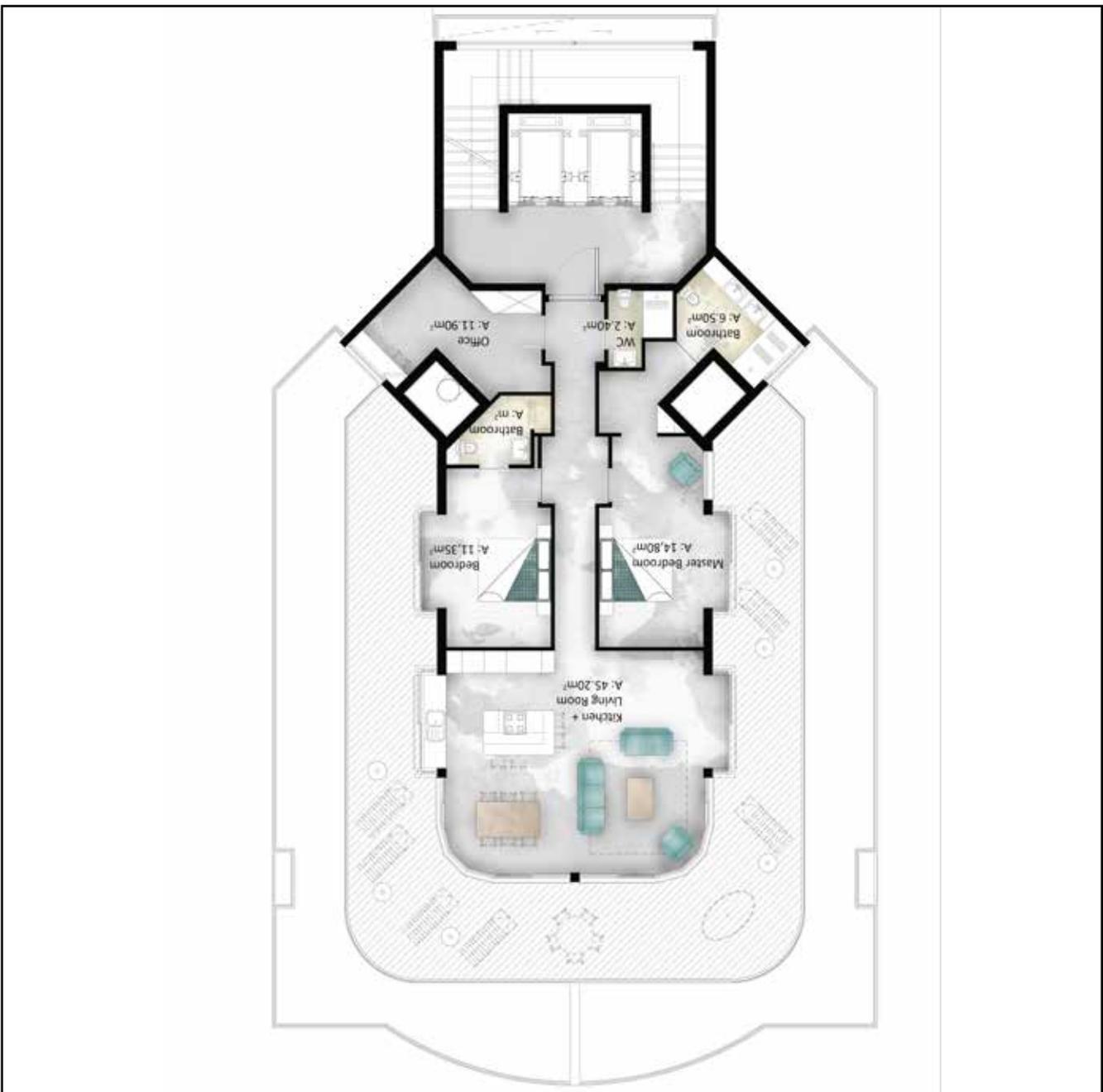




WAVE SPA TOWER APARTMENTS



WAVE SPA TOWER
PRIVATE PENTHOUSE







BIOLOGIC

DEFENSE



APHRODISIA

APHRODITE PARK RESIDENCE

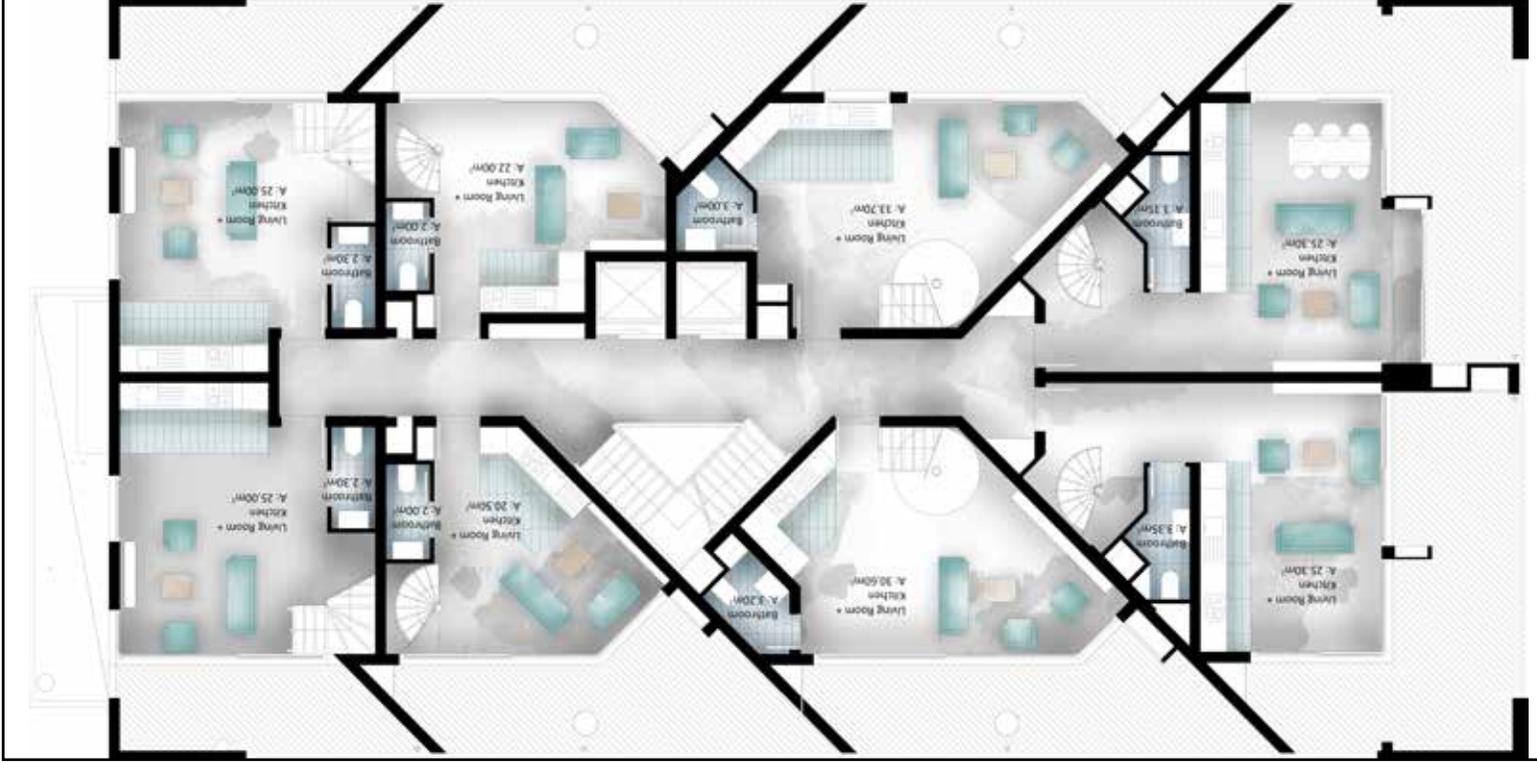
Aphrodite Park Residence - a new phase of Aphrodite consisting of three impressive 10- storey buildings, ALL units with fantastic sea and mountain views. Only 400m from the sea, it offers a seaside lifestyle and access to all the facilities at Aphrodite Beachfront Village, including the Surf School, Water Sports Club, Indoor Heated Pool, Volleyball Court, Children's Play Room, Yoga Studio, Mini Golf, Restaurant, Beach Bar, Water Sports, SPA and more.

Aphrodite Park Residence has two Communal Roof Top Swimming Pools, a Gym, Bar and another Communal Swimming Pool on the ground level with a Cafe and bar. Many different apartment types are available from the Studio to the 2-bedroom duplex penthouse, with a wide price range and comfortable payment plan options. We invite you to come visit us on an Inspection Trip while we host you, to enjoy the facilities and view the many property options.

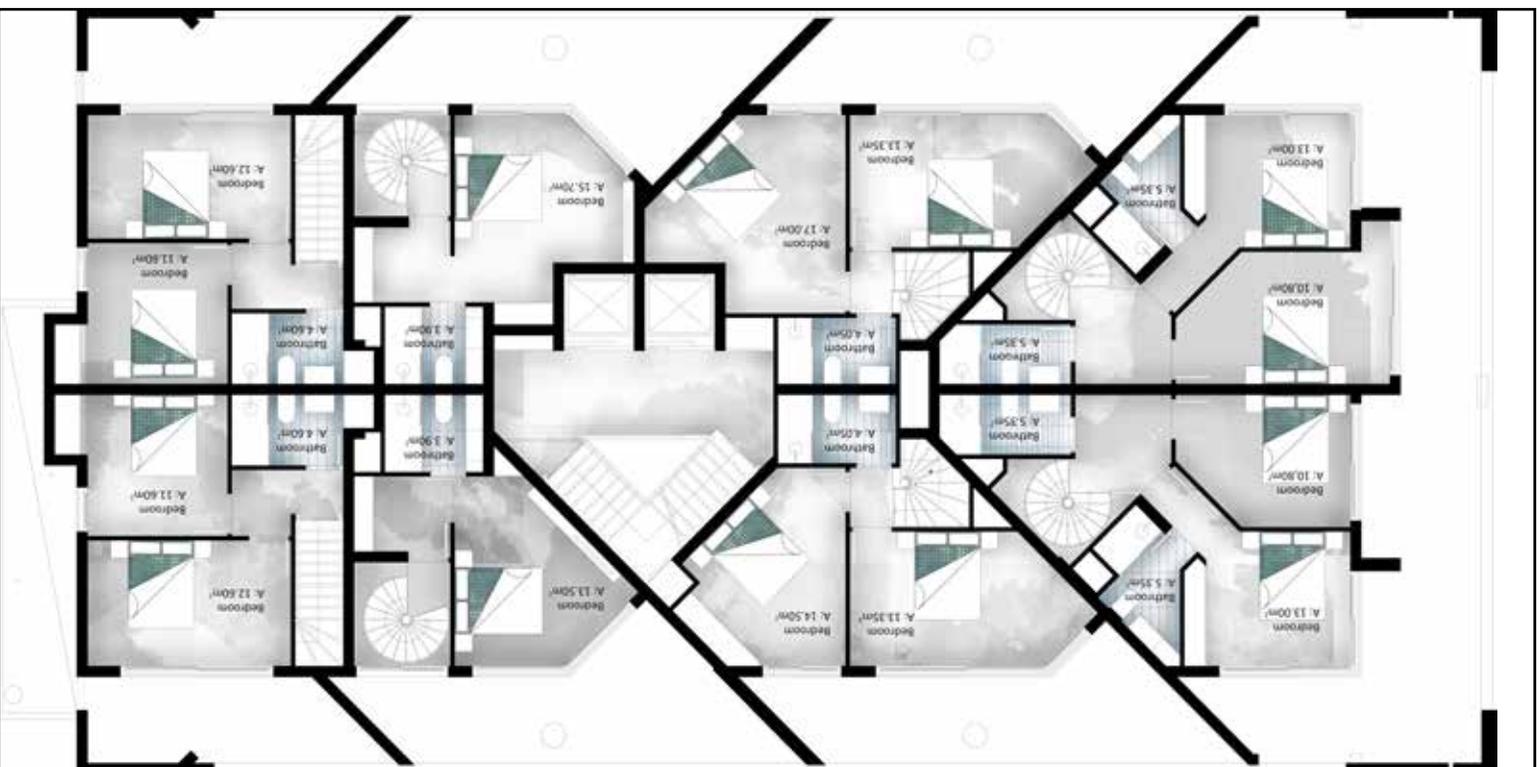




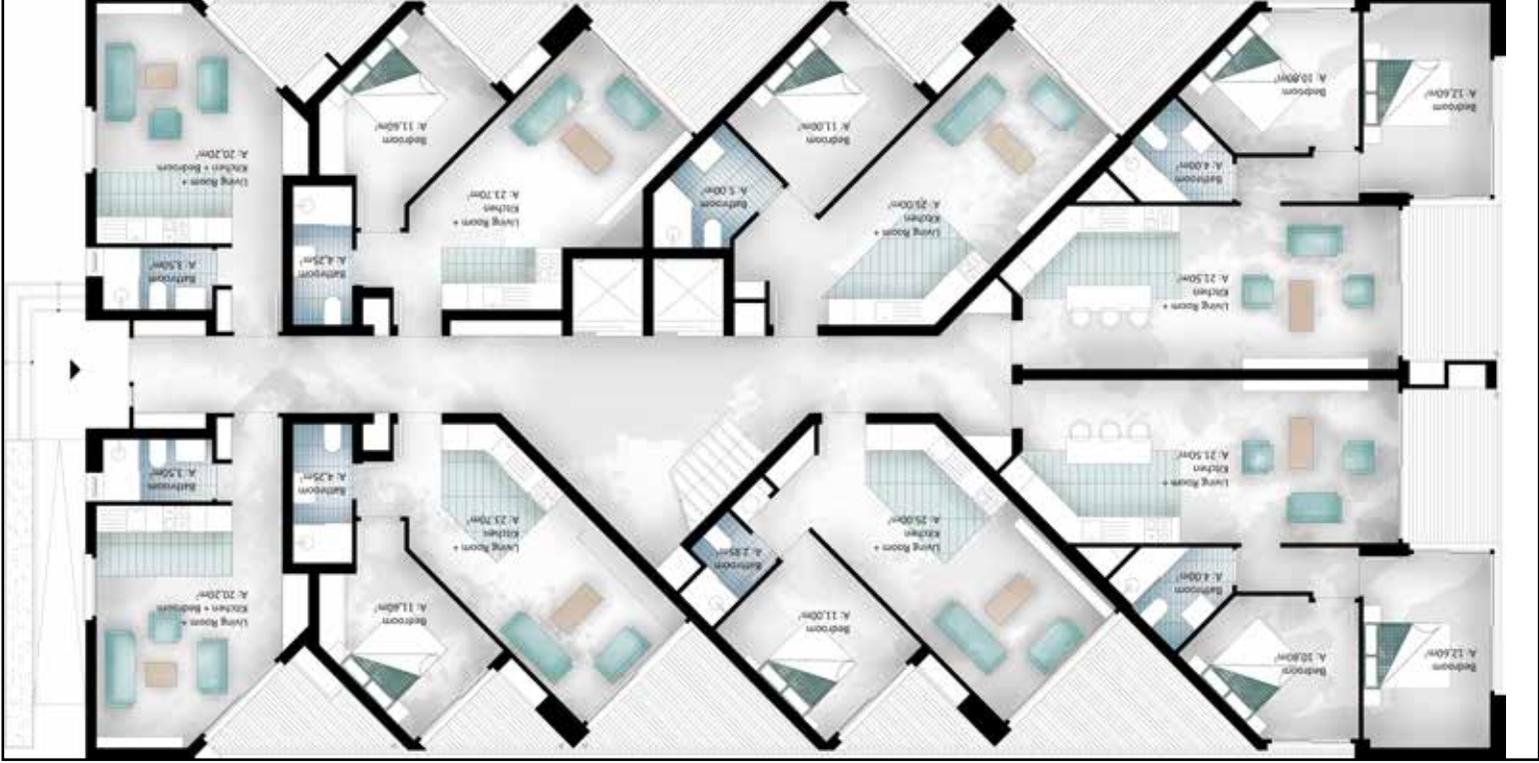
BLOCK A&B
PENTHOUSE DUPLEX
GROUND FLOOR



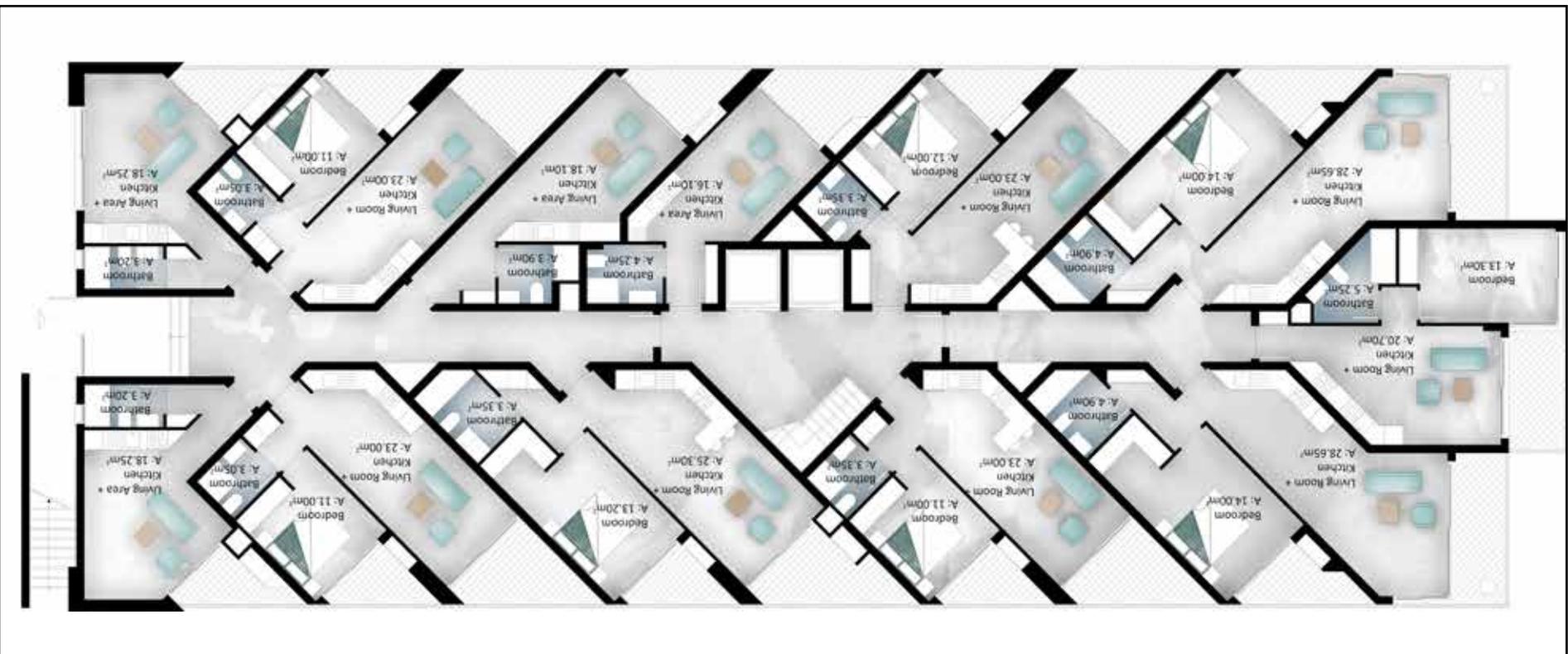
BLOCK A&B
PENTHOUSE DUPLEX
FIRST FLOOR



BLOCK A&B APARTMENTS



BLOCK C
APARTMENTS



THE BUYING PROCESS

1. Reserve your property £2000
2. Sign power of attorney with a lawyer, share information about your purchase (£1500)
3. Lawyer prepares contract
4. When the contract is ready - start the stage payments

PROPERTY PURCHASE TAXES:

STAMP DUTY - 0.5%

VAT - 5%

TRANSFER FEE - 3%

30% - SIGNING

20% - UPON COMPLETION OF FOUNDATION

20% - UPON COMPLETION OF BRICKWORK

20% - UPON COMPLETION OF Plastering, floor tiling, windows, wall tiling and paintwork on your apartment.

7% - UPON COMPLETION OF THE PROPERTY

3% - UPON DELIVERY





Evergreen Developments Group



It's time to eat

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NOBI
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