

eviqe

ESTATES



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WELCOME TO **EVIQE** **ESTATES**

Evique Estates is a Mediterranean estate agency operating mainly in Northern Cyprus, where our head office is located. We are working with anyone wishing to invest in a property in the Mediterranean and our job is to find the best properties in the area with a good variety of choice.



We are next to the buyers during the whole process from organizing a property tour to property viewings and the buying process. When you have got your new property, we offer a full range of after sales services to make your installments smooth and easy.

There are a lot of options in the marketplace and it is not always easy to know what a good and safe investment is, what areas are the best and who to invest with.

Before you buy a property, it is important that you learn the full process and know what is necessary for you to avoid investing with the wrong property company that could turn your dream into a nightmare.

Our experience tells us that many people find it stressful and difficult to know where to start and who to turn to. Therefore, it is our job to remove any stress and make the whole process, from beginning to end, much easier.



As we have built strong relationships with developers, construction companies and lawyers during several years, we are confident that we have all the right knowledge to help you make a good investment.

We provide professional services and we encourage all our guests to take the time necessary before choosing and committing to a property purchase.

Therefore, we offer non pressured private and group property tours with professional consultants every week. The tours are for anyone who wants to come and have a look before making any decision to buy.

We are here to share our extensive knowledge of the Mediterranean and Northern Cyprus and give you clarity so that you can feel comfortable when buying a property abroad. All you have to do is get in touch with us and we will be at your service!

OUR PROPERTY SERVICES

PROPERTY CONSULTANCY

Eviqe Estates provides property consultants that will guide all our clients safely throughout the selection and buying process. We listen carefully to your desires and purpose for the purchase, so that we can identify the right location and property which we believe will suit you. Our job is to advise on the best options on the market, based on both your needs and preferences. We give you all the updated facts on developers and their projects, prices, building materials and quality, facilities, legal process, maintenance and all after services.





Eviqe Estates is next to you until contract signing, and when the purchasing process is final, we still have a department that will help you with all after sales matters, such as buying furniture and other interior fittings, open a bank account, apply for a VISA or just rent a car.

Speak to one of our consultants and we will help you with all your needs. Buying a property in another country can feel complicated as you do not know all the systems. Therefore, our job is to make sure you always have someone next to you during that whole process of buying, and even sometimes moving to a new country in the Mediterranean.



SAFE PROPERTY SELECTION

Eviqe Estates offers a strong portfolio of carefully selected properties in Northern Cyprus, which are also highly ranked by the official sector authority in the country and follow all guidelines on building, construction and delivery. Our portfolio has a wide choice of property including sea and mountain side, in and out of town, studios, apartments, penthouses, etc. and you may choose the property that fullfils your needs.

The most important thing for us when choosing our portfolio is that the developers are experienced and financially strong, as most of our projects are off plan. We have to make sure that the builder can continue the construction until the very end and can also provide a good management service.



Secondly, it is also important that all developers have their paperwork in order, and that they do not promise to build something they cannot deliver. Unfortunately, there are some developers that overpromise and underdeliver. Therefore, we have chosen to only work with developers we know deliver.

The third thing we always look at is the quality of the builder. As most of our clients come from sophisticated European countries it is of high value for us to be able to deliver products that are of high standard. Buying in the Mediterranean is not like buying in your home country, but we do see a big difference in developer quality in Northern Cyprus. We have chosen to work closely with the developers who offer high quality and European standards with a future focused mindset.

For more information about our full property portfolio, please visit our website:

www.eviqe-estates.com

HOW TO BUY A PROPERTY IN NORTHERN CYPRUS

Deciding to buy a property in Northern Cyprus is an exciting and life changing decision. Whilst there are some differences from buying a property in other countries, it is not too complicated once you understand the process. As soon as you have made your decision to buy a property, we will connect you with a lawyer on the island to be by your side when it is time for you to sign and register the contract, get full ownership of your property, pay taxes and other fees during the purchase process.

Once our clients have thoroughly researched the marketplace, they become ready to make a decision to buy. Here are the steps you need to know about purchasing, registering and getting full ownership of your property in Northern Cyprus.





1

Book an inspection trip/group tour

If you have become interested in finding out more about the property market in Northern Cyprus, the first step you have to take is to book yourself on an inspection trip or a group tour, where you can experience the country and look at a selection of properties that might suit your desires.

2

Property viewings

Once you have booked your inspection trip or group tour and have arrived in Northern Cyprus, you will be provided with an agenda. You will then attend the scheduled viewings to see several properties, together with Eviqe Estates' property consultants. You will learn all about the projects, prices and financial terms with the carefully selected developers on the island.



3

Meet a legal representative

During our inspection trips/group tours we connect you with a trustworthy lawyer that will share with you the full purchase process from the beginning to the end based on the local laws.

4

Negotiation

When you have found your new property, we will sit down together with the developer to negotiate the best price and terms for you. After terms and price are agreed, we make sure to secure a written list of the specification and any extras. We always try to agree maximum discount and we ensure that the contract and specifications thoroughly cover the full terms and any extras agreed with the developer.



5

Reservation agreement

When you have negotiated the price and terms with the developer, you reserve the property by signing a reservation agreement and pay a reservation fee, usually between £2,000–£5,000. This payment will be made either when you are in Northern Cyprus directly to the developer, or if you are not certain yet, then a transfer will be made into your lawyer's client account when you are back home. When the payment has been done, the property is off the market and your lawyer starts with the due diligence to make sure everything is in place with your new

6

property.

Purchase contract

If everything is in order with your property, it is time to sign the purchase contract. This is usually done about 14 days after the reservation agreement has been made. When both the developer and the buyer sign the purchase contract, 35% of the agreed price of the property (minus the reservation cost) is transferred to the lawyer's client account, and the lawyer confirms the transfer to the developer. The agreed date of access is written in the purchase contract. Once the contract is signed, it will be registered at the Land Registry Office as a record of the buyers legal interest in the property.



7

At this time stamp duty is paid.

Key handover

On the day of completion, the appointed lawyer will request the balance of funds together with payment of the title transfer tax. Thereafter, you are the full owner of your purchased unit.

For more information about the full property purchase, please speak to one of our property consultants or your local lawyer.

PURCHASE COSTS, TAXES

Payable by you	Amount
Stamp Duty (payable at purchase contract registration)	0.5% of the purchase contract price
VAT (payable to the vendor at key handover)	5% of the purchase contract price
Land Registry Transfer Fee (when full amount has been paid to the vendor, the permission to purchase has been granted by the Council of Ministers and the title deed is ready for the transfer)	6% (3%)* of the purchase contract price
Legal Fees (including power of attorney (POA), registration of contract and applying for permission)	£1,400-1,600
Bank Transfer Costs (when sending money to the TRNC)	Depending on your bank
Transformer Contribution (cost of electricity and water connection – when moving in)	£1,500-2,500
Property Tax	1,5TL per sqm/year
Rental Income Tax	10%

***Every person has a once in a lifetime exemption to pay this tax at a rate of 3%.**

Not payable by you	Amount
Capital Gains Tax (payable by the vendor)	2,8-4%**

****Depending on the status of the vendor**



OUR PROPERTY PORTFOLIO

Eviqe Estates is proud to offer a wide range well priced properties for sale to suit all tastes and budgets. All properties in our portfolio are carefully checked to ensure all legal compliance so that you can buy in complete confidence.

We also have a variety of financial payment plans and mortgages available, so that you can easily make a comfortable decision to invest in Northern Cyprus.





SUN VALLEY

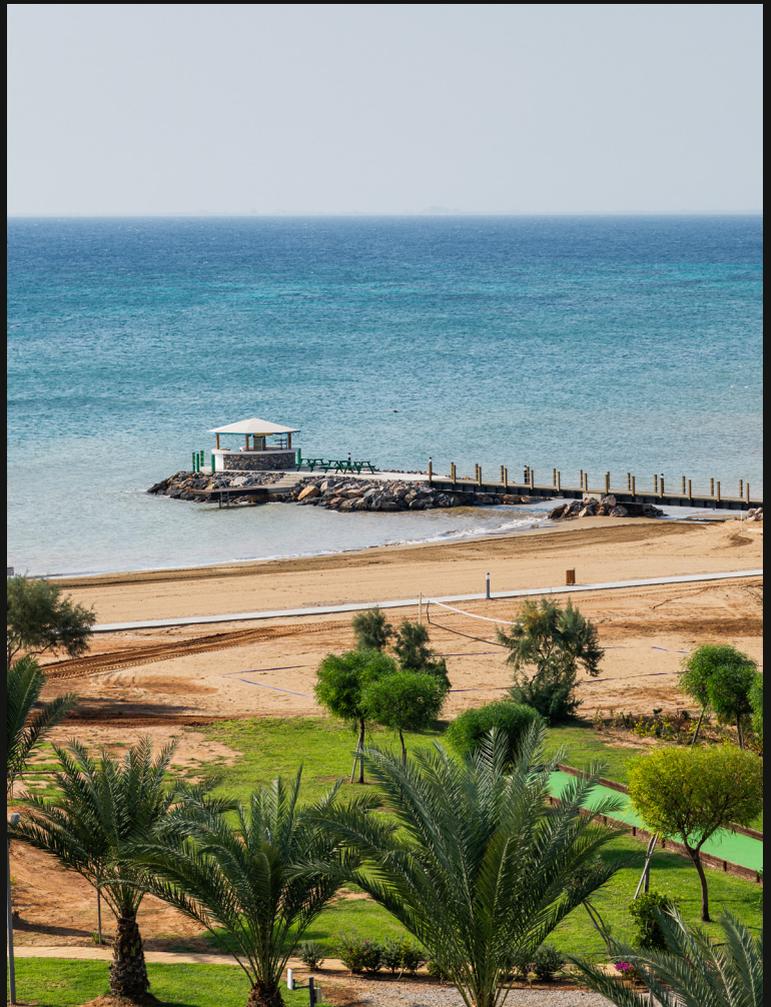
A Mini City by the Sea

- Exclusive area with high quality of material selection and construction.
- Close to the international 18-hole golf course.
- A private community with a large selection of lavish facilities.
- Heartcenter with conference center, SPA, gym and much more.
- 2 Story buildings with lots of green areas between sea and mountain.
- 24/7 Concierge service.





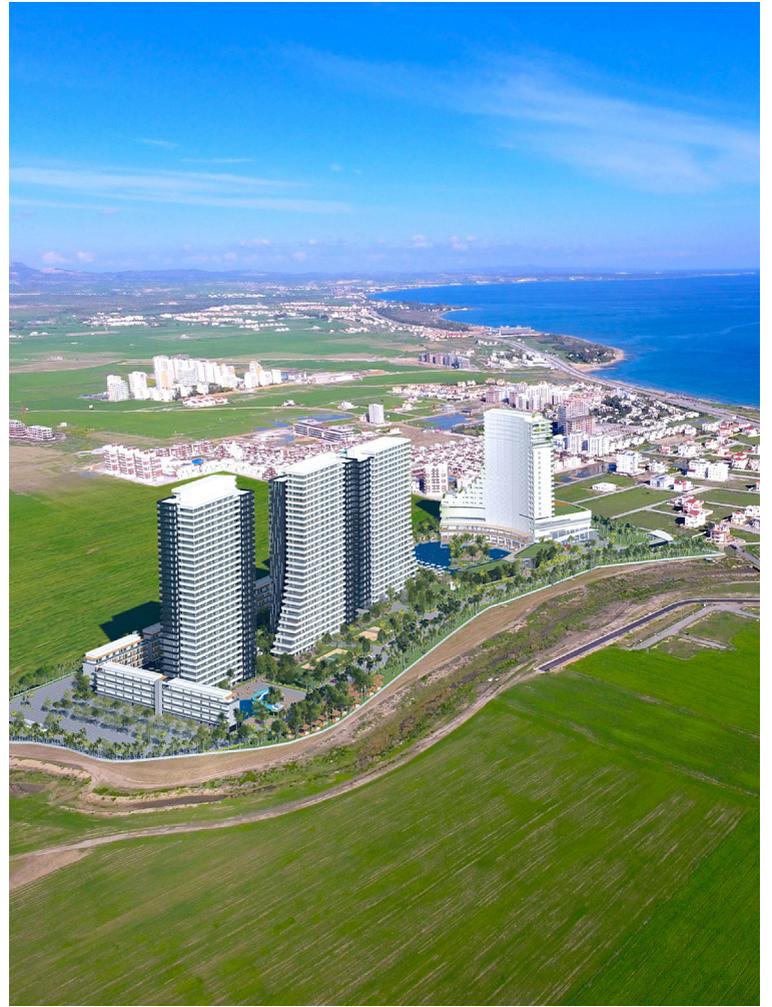
- Five star resort located on private beach.
- Tourist area with 14 luxury hotels and casinos.
- Children and family friendly with beach, pool areas, water slides and other facilities.
- SPA center with indoor pool.
- Quiet and nice area without car traffic through the site.
- Fully handicapped accessible.
- 24/7 Concierge service





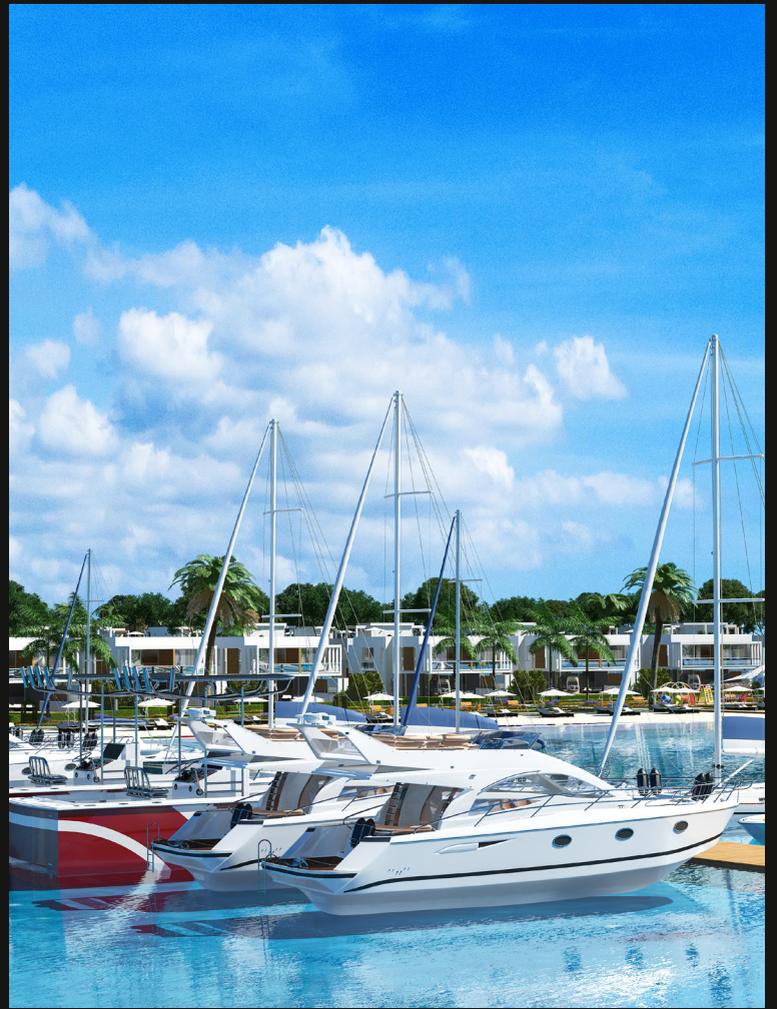
GRAND SAPPHIRE RESORT

- Unique project with its own hotel and casino.
- Northern Cyprus highest residential buildings.
- Exclusive facilities such as SPA, gym, conference and pool areas.
- Restaurants and nightclubs on site.
- 500 m from the beach.
- 24/7 Concierge Service.





- Offers a new level of luxury living by the sea.
- Easy access to a private beach with semi-detached villas right on the coastline.
- Great holiday facilities for the residents and their tenants.
- Properties offering a modern design.
- Children's play area, aqua park and water sports.
- Surrounded by beautiful landscaped gardens.
- Walking and bike riding paths.







OUR PROPERTY TOURS

Every week we offer multilingual inspection trips and group tours for overseas buyers, or anyone interested in the Mediterranean property market. You can come alone, with your spouse or with friends in a group. We offer both private and open property tours so that you can choose whatever suit you best.

When you have made your choice with us, we organize the property viewings, accommodation, transfers and legal representative for your tour, so all you have to do is book your flights and come see what this island has to offer.

Learn more about our different trips and tours on the next pages.

INSPECTION TRIPS

Eviqe Estates offers a 3-day private inspection trip to you and a maximum of total four people. Throughout your stay, one of our friendly and professional property consultants will attend the inspection trip to show you a selected range of the best projects in Northern Cyprus based on your wishes.

You will visit and compare different areas, get to know the island and receive property and legal consultation.

Our job is to make sure you get a full understanding of the market and the purchasing process before you make a decision to invest in a property.





What is included:

- 3-day property tour
- 4 nights free accommodation
- Continental breakfast or welcome package
- Property consultation
- Legal advice
- Arrival transfer from Ercan or Larnaca Airport

Payable by you:

- Flight to and from Cyprus
- Food and beverages
- Extra nights accommodation
- Departure transfer

GROUP TOURS

Starting price from £29*

Our 3-day group tour are our most popular property tour. It is perfect for everyone visiting Northern Cyprus and wants to learn more about the market place, anyone looking for a great investment with high returns or someone wanting a holiday home next to the sea and mountain with plenty of sunshine all year around.

During these three days you will be accompanied with one of our professional property consultants that will take you around this beautiful island and show you the best of our property portfolio and you will see a great selection which you can compare.

Along side looking at properties you will also see the nature, beaches, restaurants and other attraction points. You will join a group of maximum 10 people and you will also get a chance to get to know new people from all around the world.

***Price depends on departure and arrival airports.**





What is included in price:

- 3-day property tour
- 4 nights free accommodation (in a shared apartment*)
- Continental breakfast or welcome package
- Property consultation
- Legal advice
- Transfer both ways from Ercan or Larnaca Airport

***couples are counted as one person**

Payable by you:

- Flight to and from Cyprus
- Food and beverages
- Extra nights accommodation

MEET OUR TEAM

Eviqe Estates is run by a team of professionals with its focus on the Scandinavian and European marketplace. We are doing our very best to make our clients feel safe and comfortable with us and make the whole experience feel like home.

Buying a property abroad can be something really scary and our job is to take that fear away from you.





Linda Hallberg

Our Sales Director, is very excited about what we are building.

"I came to Northern Cyprus over two years ago together with my husband Daniel and we had no intention to invest or move here. Today, after I understood the property market and the country, we both own several properties here and we run Eviqe Estates together with a very talented group of people. We have helped many clients among the years to find a property that will suit their needs, whether it is to buy for investment only or for a second home in the sun. Whatever your needs are, we help you fulfill them.

I can proudly say that we now have an incredible number of happy customers and we have still just begun this journey. Northern Cyprus really changes lives and we are so happy to be a part of this journey."

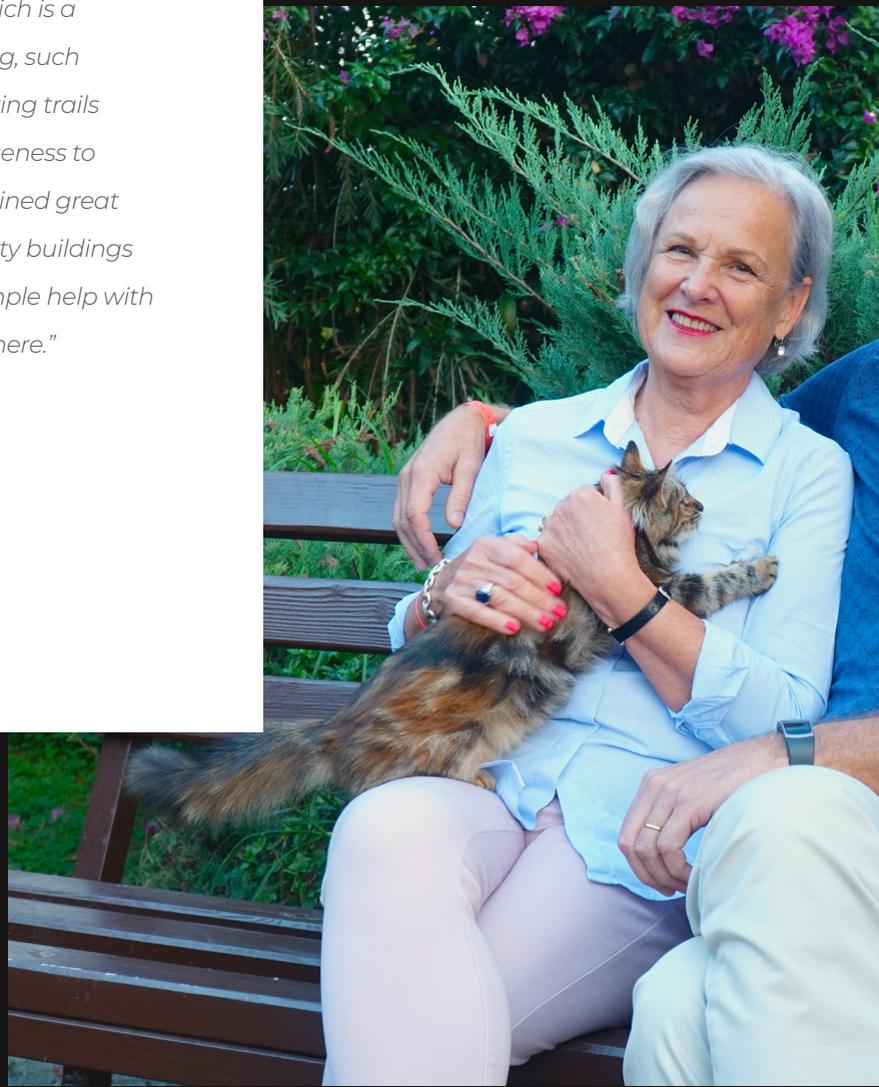
- Linda Hallberg, Sales Director, Eviqe Estates

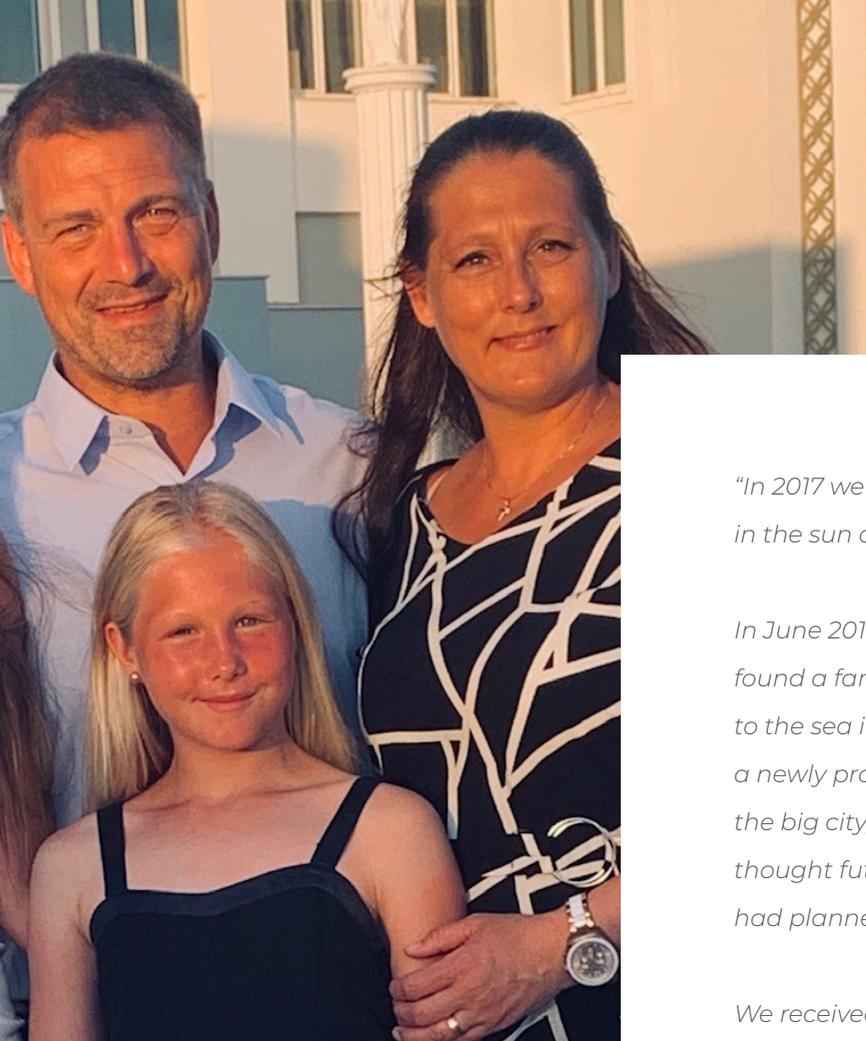
CUSTOMER TESTIMONIALS

"An old dream comes true.

A holiday home in the Mediterranean has been a dream for us for a long time. After looking and thinking about Spain and Portugal, we were invited to Northern Cyprus by a friend and we became very fond of what we saw. Friendly people, beautiful varied nature, clear water, reasonable prices for living and nice properties. We immediately fell for the Cove Village which is a part of Sun Valley, where we have everything, such as, beach, swimming pools, restaurants, hiking trails in the mountain, access to tennis court, closeness to the golf course and Kyrenia city. We also gained great confidence in the developer who offer quality buildings and a great management service, for example help with renting out during the periods we are not there."

**- Anders Björkman, Retired &
Ulla Rintanen Björkman, Retired**





"In 2017 we started to dream about owning a second home in the sun and we decided to realize this dream in 10 years.

In June 2018, Northern Cyprus was introduced to us and we found a fantastic penthouse at Thalassa, with 100 meters to the sea in an area with all amenities close. We found a newly produced apartment with a short distance from the big city, with the nature at the doorstep and a well-thought future plan for the area, for a better price than we had planned.

We received fantastic support from Linda from Eviqe Estates who supported us with information about everything such as costs, financing and legal information. They were also a crucial support in the negotiation process. With the help from them we felt completely confident to bring the dream to life several years earlier than we imagined.

Our dream came true 8 years earlier than expected and we want to say a big thanks to everyone who have been involved in giving us our dream life!"

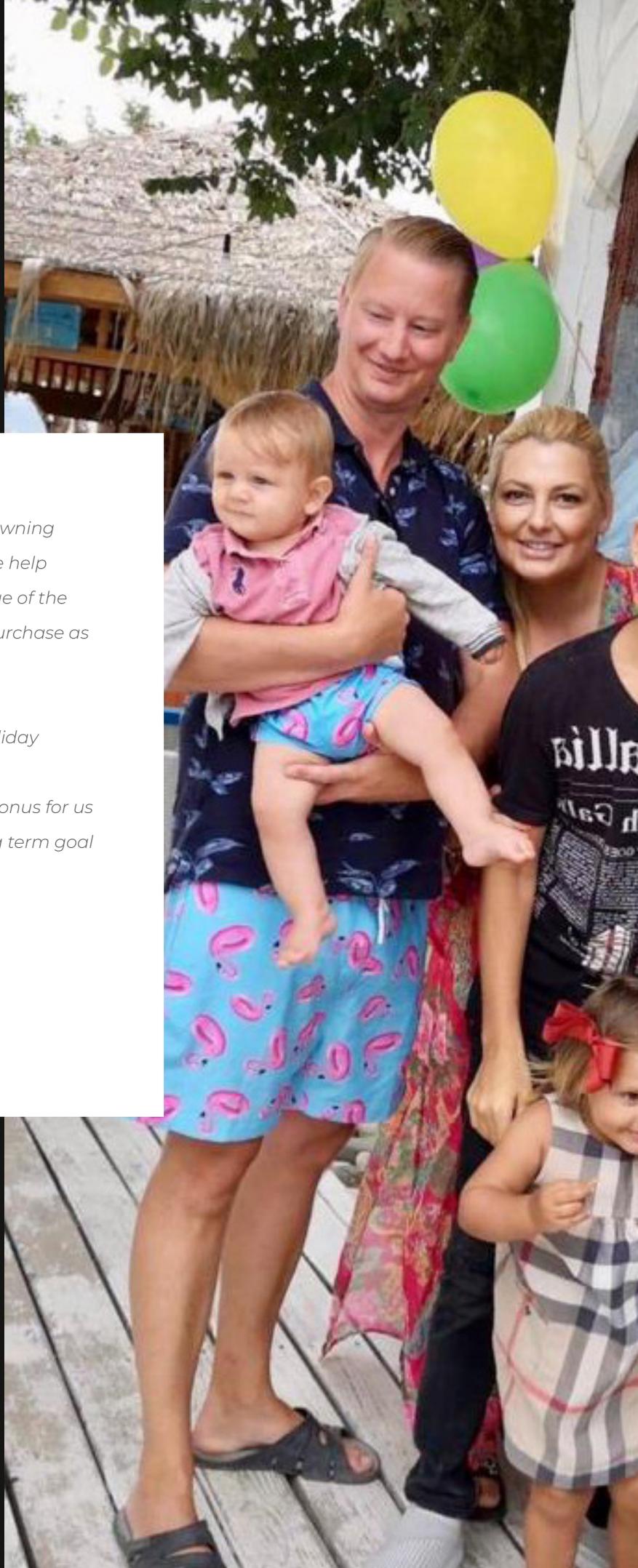
- Mikael Jänsby, Builder & Susanne Axhorn, Purchaser



"Northern Cyprus has made our dream of owning a home in the Mediterranean true. With the help of Linda and Daniel's exceptional knowledge of the island, we felt confident to make our first purchase as early as day two of the tour.

The island is not only a true paradise for holiday makers, it is also great from an investment perspective. The lifestyle and weather is a bonus for us as a family with three children and our long term goal is to move there permanently."

**- Johan Holpers, Real Estate Broker &
Nadya Antonsson, Financial Officer**





DEVELOPER TESTIMONIALS

"As a developer we understand how difficult it is for customers to purchase real estate abroad. They need more than an agent to assist them, but a partner who possess the expertise and knows how to find them the most suitable product. Eviqe Estates has managed to distinguish itself in the market by dealing with every stage of real estate acquisition, from client services to partner relations, legal framework and marketing activities. We have been working with the professionals at Eviqe Estates for several years and can safely say there is no other company on the island that can offer the range of services with the same level of quality."

- Mert Talu, General Manager Baştaşlar Construction

"We have worked with the team from Eviqe Estates now for a few years and I have always been impressed by their level of professionalism and attention to detail.

The entire team is hardworking, patient, energetic and professional. Linda and Daniel are very honest, responsive, friendly and client focused. They are extremely knowledgeable about all sides and aspects of the real estate business which provides a great sense of confidence for their clients and agents.

They have boundless energy and their devotion to their clients is simply fantastic. It is such a pleasure to work with them and to be represented by them!"

- Elina Dubovik, Sales Director, Kensington Group



OUR AFTER SALES SERVICES

Evige Estates also handles all after sales matters such as rentals, local paperwork, VISA, furniture shopping, insurance, banking and more. On the next pages there is a list of what services we offer and you are always welcome to contact our head office for more information.



BEFORE MOVING IN

— INTERIOR DESIGN

When you have purchased a property you need to furnish it, either for yourself or for rent. We can give you the best advice on where to buy your furniture and fittings or if you do not want to do it yourself, we can help you with shopping and interior design.



WHEN RENTING OUT

— MANAGEMENT

When you have bought a new property, it is important that you get a professional management team to help you keep it in good shape and in the standards that you would yourself.

Maybe you need help with cleaning, repairs or paying your monthly bills. Whatever it might be, it is important that the management team gives you a peace of mind.

To avoid maintenance and management worries, speak to us for advice on this matter and we will be at your service.

— RENTALS

Most people buy their property in the Mediterranean for rental income. It is important to know the different rules around renting, such as local tax and where to market your property online. We will guide you throughout the full process so that you get the best out of your property. If you do not want to do it yourself, we can rent your apartment out through our system.



WHEN MOVING IN

MOVING

When you have taken the decision to move full or part time to a new country, there are certain things you have to deal with and it is not always easy. Therefore, our after sales department will be next to you in that process.

RESIDENCY

Some people choose to move full or part time to their new home. In this case, it is important to know about the laws around local VISA and what is required from you, if you want to stay longer than just a few weeks per year. We assist you in all these questions and help you speak to different authorities.

INSURANCE

There might be many reasons you want insurance when you have bought a new property in another country. We know how difficult it can be to find the right honest insurance company and therefore, we are there to advise you.



WHILE LIVING IN NORTHERN CYPRUS

— BANKING

We offer advice on safe banking matters, as we have great cooperations with the local banks. If you earn money on rentals, you have to know where to keep your money safe.

— TRANSFERS/ CAR RENTALS

If you need access to a car or get around the island, we will help and connect you with the right supplier for the best price and service. Such matters are dealt with by our after sales department to assist all your logistical requirements.

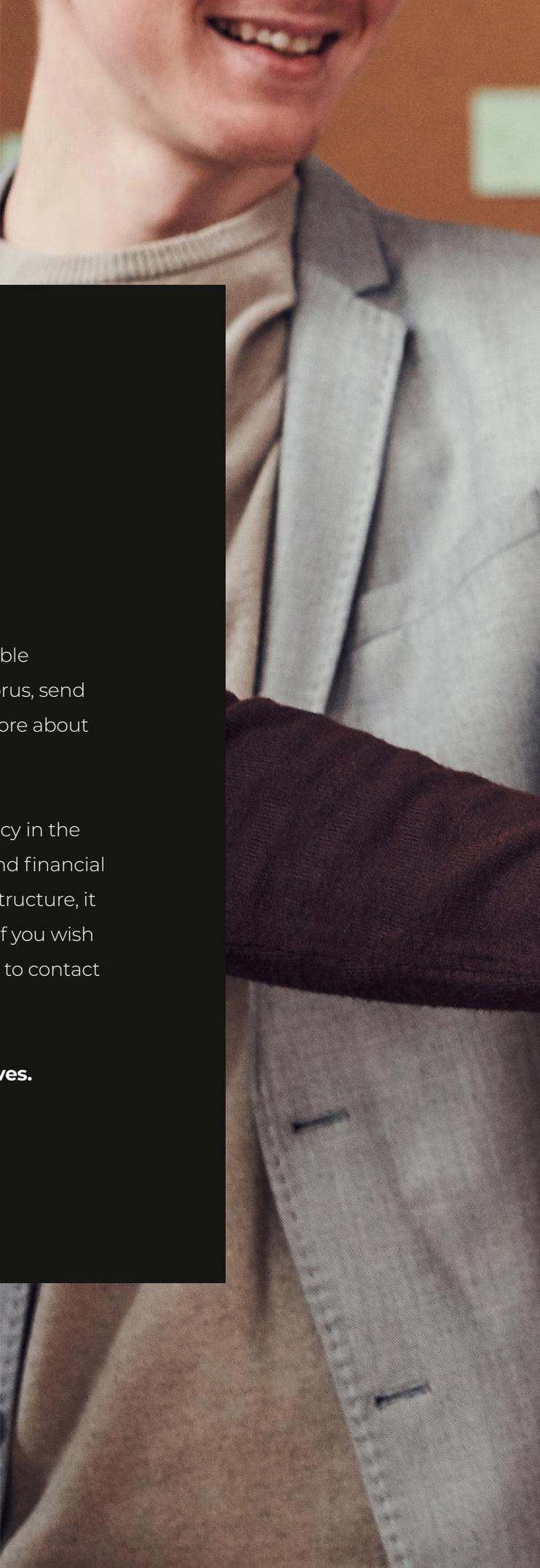


WHEN SELLING

— RESALE

If you have bought a property in Northern Cyprus, and after a certain time you want to sell it, we are here to help you. We will get all the information from you and handle the sale.

Please contact our office for more information.



WORK WITH US

As a fast growing company, Eviqe Estates has many available positions. If you wish to work with our HQ in Northern Cyprus, send your application to apply@eviqe-estates.com to learn more about the different roles.

Eviqe Estates offers positions in the property market agency in the Mediterranean to everyone wanting to take their career and financial status to a different level. With an attractive commission structure, it is entirely up to you to decide how far you want to take it. If you wish to work as one of our international agents, do not hesitate to contact us at sales@eviqe-estates.com for more information.

We do not only change careers, we change people's lives.

Join our team today.



EVIQE FOREX

In our experience of property purchases abroad, we noticed that most people have no idea what the bank is charging them when choosing to send money overseas. Therefore, we felt a need to give a foreign exchange service to all our clients so that they could get the best foreign exchange rate possible.

After extensive research, we decided to partner with Currency Cloud, the world's leading foreign currency provider, and we created Eviqe Forex that provides foreign exchange services, risk management tools and international payments technology to international clients.

With our experienced team in the financial industry, Eviqe Forex can save you money with bank-beating exchange rates on international money transfers and expert guidance on the foreign exchange market. All you have to do is register with us and create an account and we will guide you through the steps.



THIS IS SIMPLY HOW IT WORKS

1. Register for free online or over the phone.
2. Choose the desired currency, amount and the currency you would like to exchange.
3. Provide your beneficiaries account details.
4. Make a payment from your bank to Eviqe Forex and we will carry out the transaction securely and swiftly. Making sure you are kept updated at all times.

For more information, please contact: info@eviqeforex.com



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Esentepe, Kyrenia,
Northern Cyprus

Opening hours:

Monday - Friday	9.00-17.00
Saturday	10.00-14.00

Website:

www.eviqe-estates.com