

WHITEROCKS

5 STAR LUXURY PROPERTY

Welcome to the world's first
luxury property development
in Northern Cyprus



In partnership with:



If you can dream it, you can live it

Reserve a property for £1500 and pay nothing more until completion!

A £1500 non-refundable reservation fee is all that is required to reserve your dream home.

How it works:

- 35% deposit required (less £1500) within 45 days of reservation. Should you choose to borrow the deposit the developer will pay the loan repayments including interest until completion of the specific unit you reserved. These payments will then be added to the purchase price upon completion.
- Example: Property price £85,000. £1500 reservation fee paid. The deposit = $£85,000 \times 35\% = £29,750 - £1500$ (reservation fee) = £28,250
- Interest on £28,250 @ 6% per annum = £141 per month, paid for 24 months by the developer. £3400 will be added to the purchase price upon completion.*

Due to the discounted off-plan price and the high forecast capital appreciation during the construction phase, it is anticipated that the £85,000 purchase price will have grown to a value of circa £98,200 (7.5% capital growth per year).

At this point a 70% loan to value mortgage will be available* allowing you to borrow £68,750. This is clearly ample to pay the outstanding balance of £55,250 (purchase price less £1500 reservation fee and deposit) that you owe as well as the accrued interest of £3000 – from the above example.

Assuming you borrowed the maximum loan to value mortgage available from the above example you would borrow £68,750 on which the annual interest payment would be £5,500 based on a rate of 8%. Add the initial interest on the £28,250 costing £1692 annually and the total annual payment = £7192 or £599 per month. This would leave you with a

lump sum cash payment of £10,100 which you can use to put towards the deposit of a second investment property!

Alternatively:

Just borrow the £55,250 + £3400 = £58,650 to complete the purchase. This will cost £4692 annually. Add the £1692 annually for the original deposit. Total £6384 or £532 monthly. Total mortgage £86,900 against a forecast value of £98,200 an increase of £11,300.

Outgoing = £532 (monthly)
Forecast income from rental = £750. Profit = £218

*Mortgages subject to status. Terms and conditions apply.

“ At the moment property prices in the North are half of property prices in the South of the island, and a third of that in Spain. Should reunification happen, property prices, along with tourism are likely to rise rapidly, so would-be early birds should start thinking about investing now. ”

Daily Telegraph Online, June 12 2008



Maximise your rental income and travel the world in partnership with:



Opening doors to California...

Whiterocks are partners with RCI Group – a world renowned rentals and management company, through their vast international database they will manage and maximize the potential rental income from your property. What's more they guarantee you 70% of the income year after year.

RCI Group Rental & Exchange is one of the market leaders in rental distribution and holiday exchange programmes. They will market your property worldwide via a range of integrated campaigns

effectively exposing your property to a vast worldwide database, maximising the income from your property.

But this is not all...

Uniquely you will also be able to swap weeks in your own property for holidays in other popular locations around the world. Decide how many weeks you want to use the property for yourself and which weeks you want for holiday rentals.

You can also exchange property for points, which can be redeemed for holidays across

the world – all you need to do is pay for the flights.

On purchase of a property you automatically receive complimentary membership and 100,000 points. Even though your property won't be ready for some time, you can use your points to book a holiday immediately. You could be lying on a beach in Hawaii next month courtesy of Whiterocks!

Contact your agent for details and register online for further information and updates.



...Mexico



...Hawaii



...and Italy

Free inspection trips

Should you wish to visit Whiterocks we would be more than happy to assist you with your travel arrangements to the 'jewel of the Mediterranean' and offer a tailored inspection of the Whiterocks Resort and surrounding area.

Come on an inspection visit, which includes one-to-one care from our dedicated property consultants, they will arrange flights on your preferred dates and transport you to and from the airport on your arrival and departure.

A holding deposit of £1500 is required to book your free inspection trip. The cost (£195.00 per person) will be fully refunded from your purchase price should you choose to buy, otherwise it will be deducted from your holding deposit. It includes 3 days in a 5 star hotel on

a bed and breakfast basis with complimentary airport transfers and a personal guide to Whiterocks Resort in Bafra and surrounding areas. We like our customers to experience the luxury that Northern Cyprus has to offer and as such, we use two beautiful hotels: The Rocks in Kyrenia; www.rockshotel.com and the Malpas Hotel; www.malpashotel.com

UK airports include Heathrow, Stansted, Luton, Birmingham, Manchester, Glasgow and Belfast, as well as most regional airports. The flight time from the UK to Larnaca airport in the South is 4 hours and 30 minutes. To Ercan Airport in the North it is 6 hours. Both airports are approximately one hour's drive from Whiterocks Resort in Bafra.

We do not believe in the hard sell approach, usually it is an instinctive feeling a person has

within the first few minutes as to whether a property is the right one for them. If it takes a little longer to decide, we have the confidence in our product not to feel the need to rush you into signing a contract. If you wish to make your decision upon your return to the UK in the comfort of your own home, we are happy for you to do so, and we will even make arrangements so this is possible.

While our inspection trips are no obligation and are pressure free, the visit is designed for serious purchasers and will include, a visit to the development site, legal appointments, explanation of the purchasing process, explanation of the local amenities etc.

Contact your agent today to book your free inspection trip and see for yourself what Whiterocks has to offer.



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This isn't living a little – this is living a lot!

Whiterocks is located on the East coast of Northern Cyprus in Bafra, an area designated as a nature reserve where the local inhabitants; wild donkeys, sea birds and endangered turtles are valued and protected.

The Bafra area is spectacularly beautiful and the green belt status of Whiterocks will ensure the views remain unblemished.

The small and unassuming village of Bafra is set to become the focal point for Whiterocks – the island's most luxurious development. Located next to the clear waters of the Mediterranean, Bafra will pay host to a range of 5 star hotels, a new marina, golf course and a range of new amenities.

The resort has been designed by international architects and sets new standards in architectural design and finish – this means you get a choice of luxury fixtures and

fittings comparable with the best resorts in the world.

Sustainability has also been carefully considered. Cross-ventilation minimises the need for air conditioning, clever use of shading will reduce building heat, while low-energy electric lighting, water recycling and use of catchment systems for irrigation, will reduce your carbon footprint (but not your comfort). Where possible, construction materials are also sourced from local suppliers.

Whiterocks is a four phase development with a full construction permit. Phase 1 is now for sale off-plan, with a total of 96 stunning 2 bedroom apartments available within 11 complexes on 4 and 5 levels. Furniture fittings and equipment are included. Choose from a range of upgrades – perhaps an integrated wine cooler or coffee machine... just let us know what you want.

In Phase 2 there will be a further 146 apartments and penthouses in 4 linked terrace complexes with a choice of individual designs from a one bedroom apartment to a sixth floor penthouse with views for miles around. Phase 3 and 4 will complete the village square and introduce a range of private houses and villas, many with bespoke pools and integrated Jacuzzis.

You will be able to pamper yourself in authentic Turkish baths, work out in a state of the art fitness centre and while away lazy days in our communal gardens, nature trails and pools complete with poolside bars and restaurants.

Reserve your dream home today, contact your agent and register for your free inspection trip or for updates and further information – we look forward to seeing you in Northern Cyprus!

£12,000 worth of luxury furniture & fittings included in the price



Your introduction to a lifestyle of ease begins with a home already complete with every necessity – and unexpected luxury, all furniture and fittings are included in the price.

Furthermore, since location is everything, each residence is ideally situated within minutes of the beach. Not forgetting the tremendous range of facilities within the resort.

Sumptuous materials of the highest quality follow clean, minimalist lines. In a Whiterocks

property the luxury is in the detail. All our properties come complete with state of the art electronics, appliances and designer furnishings, fusing timeless design with 21st-century innovation. Choose your furniture from our Contemporary, Traditional and Mediterranean ranges. Our interior designers can discuss the options with you.

What sets us apart is our meticulous attention to detail. A signature feature of Whiterocks residences is



our emphasis on open plan living, high ceilings and an overwhelming feeling of space and light.

Every apartment has two balconies offering stunning views and a 360 degree vista. Ultra quiet centrally controlled air conditioning with individual digital control to every room will ensure your apartment is always the temperature you like – in winter or in summer. Your home is already complete with every necessity and unexpected luxury.

Designer furnishings, state of the art electronics and appliances are all in place. Kitchen cupboards are stocked with the finest crockery, luxury towels wait in the airing cupboard, wine glasses in the drinks cabinet – just pick up your keys and move in!





Living/Dining Room

- Designer furniture in a choice of styles
- 36 inch plasma HD television with digital satellite connection
- Home theatre system with dolby digital speakers
- Elegant recessed dichroic lamps, choose bright, ambient or any nuance in-between



Throughout

- Open floor plans and high ceilings create an airy luxurious atmosphere
- Centrally controlled air conditioning with an individual digital control to every room
- Video controlled entry system and a safe in the master bedrooms
- Dual pane double glazing and folding sliding aluminium screens
- High speed internet access

It is 5 star luxury throughout. See our website for full details of the fixtures, fittings and equipment included.



Kitchen

- Gourmet designer kitchen in a choice of finishes
- Branded stainless steel appliances and fixtures
- Custom built cabinetry
- Programmable washer and drier

Bathroom

- Custom built cabinetry exquisitely detailed
- Visually stunning interiors offering spa-like ambience
- Hydrotherapy showers with body jet function





A four phase development... all phases have a full construction permit Phase 1 is now for sale off-plan

Phase 1 – for sale now

- 11 complexes on 4 and 5 levels
- A total of 96 stunning 2 bedroom apartments
- All have 2 balconies providing views to the sea and to the conservation countryside
- Open plan living, dining and kitchen with full-height, sliding glazed screens bringing the outdoors indoors
- Communal rooftop balcony with barbeque

Phase 2 – limited release on sale

- A total of 146 apartments and penthouses in 4 linked terraced complexes
- A choice of individual designs from a 1 bedroom apartment to a 6th floor 3 bed rooftop penthouse
- Jacuzzis come as standard in our penthouses

Phase 3 – to be released in 2009

- A total of 123 properties from 1 bedroom apartments to 2 storey duplex apartments and roof-top penthouses
- All properties face the village square on one side, and the conservation area and Mediterranean Sea on the other, all have two balconies
- Duplexes and penthouses come with Jacuzzis

Phase 4 – to be released in 2009

- For owners looking for more privacy a superb mix of detached villas, junior villas and houses all individually designed
- All properties have private parking
- Remember the amenities of the village square are right on your doorstep – and the beach ten minutes away!