



SUN VALLEY

A Mini City by the Sea

North Cyprus

SUN VALLEY

A perfect “mini city” that connects sea, beach and mountainside.

Sun Valley is a region in North Cyprus by the sparkling Mediterranean sea.

Sun Valley has been designed so that our residents and guests never have to, or want to leave.

We created fantastic facilities including beach, harbour, spa, sports, therapy, healing centre, social clubs, retail, restaurants, organic gardens, stunning landscaping and excellent quality homes for all starting from £50,000 with payment plans up to 7 years.

Sun Valley offers a fine collection of various high quality and affordable homes in different style contemporary villages all connected by The Sun Valley Heart Centre. This is a spa centre for health, fitness, learning, leisure, alternative healing and wellbeing. The theme of this substantial but low density “village style” community is CONNECTION – connection of peace, harmony, balance and nature.

We proudly offer you a very warm welcome to Sun Valley - a perfect “mini city” by the sea and in the mountains.



THE ORIGINAL CONCEPT

This elegant community has been created with a focus on sympathy to nature and to human needs. A community where people can live peacefully, close to nature, with abundant organic food, sunshine and fresh air and all facilities for sports, health, spa, yoga, restaurants, retail, social clubs and an academy for learning (The Academy of The Soul).

The concept began with an idea and an ambition to create a paradise, low density, “mini city style” community. This was achieved by using a collection of differing architectural projects all interconnected by pathways surrounded by lush landscaping and a wide choice of facilities for sport and leisure.

Fundamentally the region needed to be both by the sea with its own harbour and up in the mountains. The strict request given to the architect at design stage was :

“All apartments and villas must have sea views that can never be blocked”

The concept became a reality and Sun Valley was born.

Various phases of Sun Valley are now 100% completed with residents enjoying a peaceful and sunny lifestyle very much in touch with nature.

THE LOCATION

The Sun Valley region, approximately 30 minutes from the nearest international airport, Ercan Airport, is on the North coast of North Cyprus and approximately 20 minutes to the East of the buzzing Kyrenia harbour city.

Sun Valley also borders the charming Esentepe mountain village which rises from the fabulous Esentepe Beach and is nestled at the foot of the Kyrenia mountain range.

This region has become very popular with people from “grey sky” countries seeking a place to live, invest and/or holiday. They also enjoy the benefits of both seaside, with its old coastal road and mountainside, with its fabulous forests and walking/cycling paths.

The region is also home to the world class and championship Korineum Golf, Tennis and Beach Resort (5 minutes).



Sun Valley Mountainside

Sun Valley Seaside

This is a merged photo that shows the entire region of Sun Valley

SUN VALLEY VILLAGES

There are currently 7 beautifully designed and high quality constructed Villages all of different contemporary and classic styling.

Whether you desire a Mediterranean village style townhouse, a sea front bungalow, a cool glass fronted mountain penthouse, garden apartment or even a grand villa – Sun Valley has something for everyone.

The Sun Valley range of choice includes sea or mountain side locations, studios, bungalows, garden apartments, penthouses, townhouses or villas and a choice of 1, 2, 3 or 4 bedroom classic, contemporary or modern style.

The common features of Sun Valley Homes are :

1. All have permanent, unrestricted sea views.
2. All use top quality building materials to produce an excellent finish.
3. All units are designed to be larger than the standard market competition.

Sun Valley also has the best, unbeatable finance terms for buyers who wish to spread their purchase cost over several years.

Sun Valley homes start from £50,000 paid by £500 per month (after initial deposit).

All the villages below are Sun Valley Villages and residents within these villages qualify for the valuable Sun Valley Residents Clubcard

- Infinity Village
- Elegance Village
- Pine Valley Village
- Pine Valley Blue Village
- Blue Botanic Village
- Cove Village
- Cove Garden Village

For full details of the following villages please ask for a Sun Valley Discovery Tour by sending an email to: info@sunvalleycyprus.com



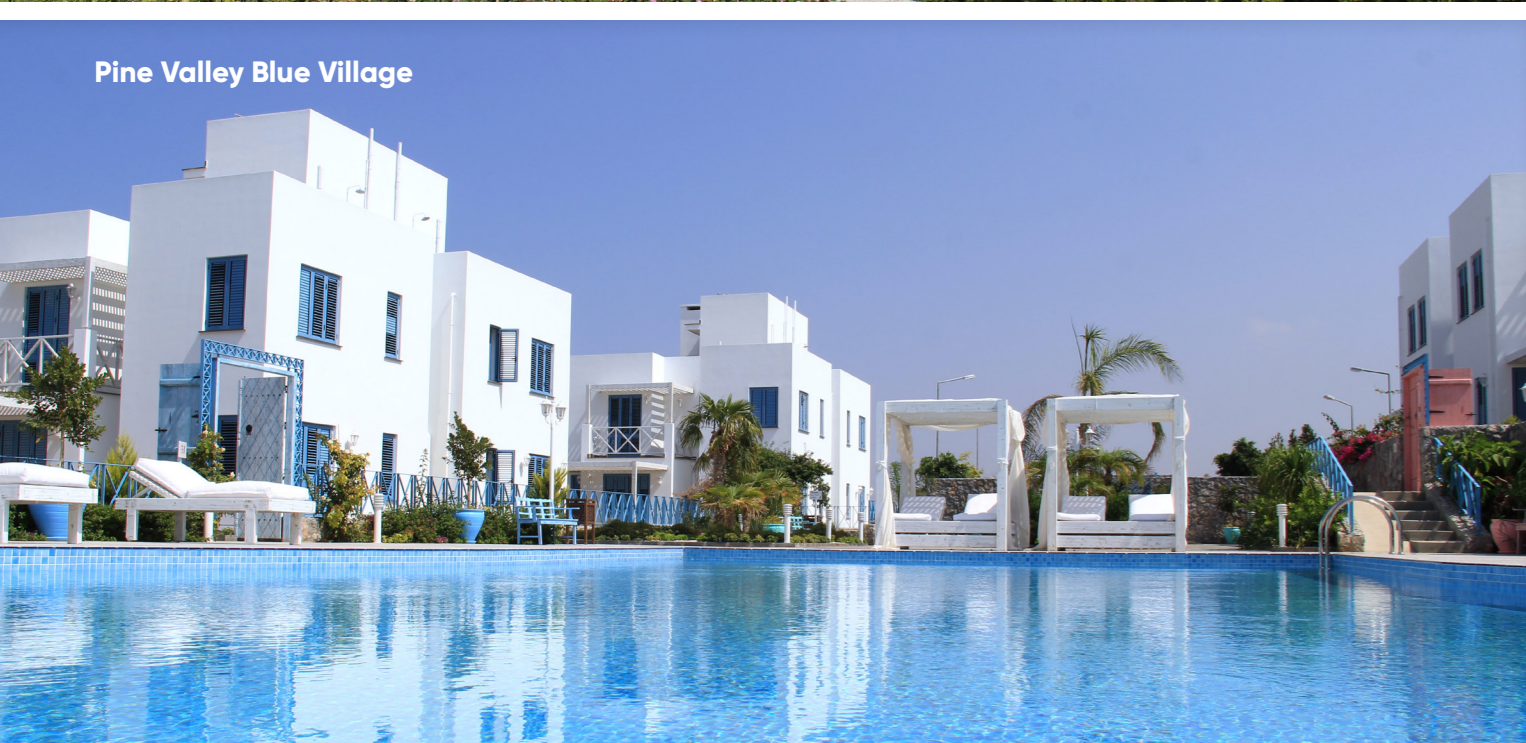




Pine Valley Village



Infinity Village



Pine Valley Blue Village



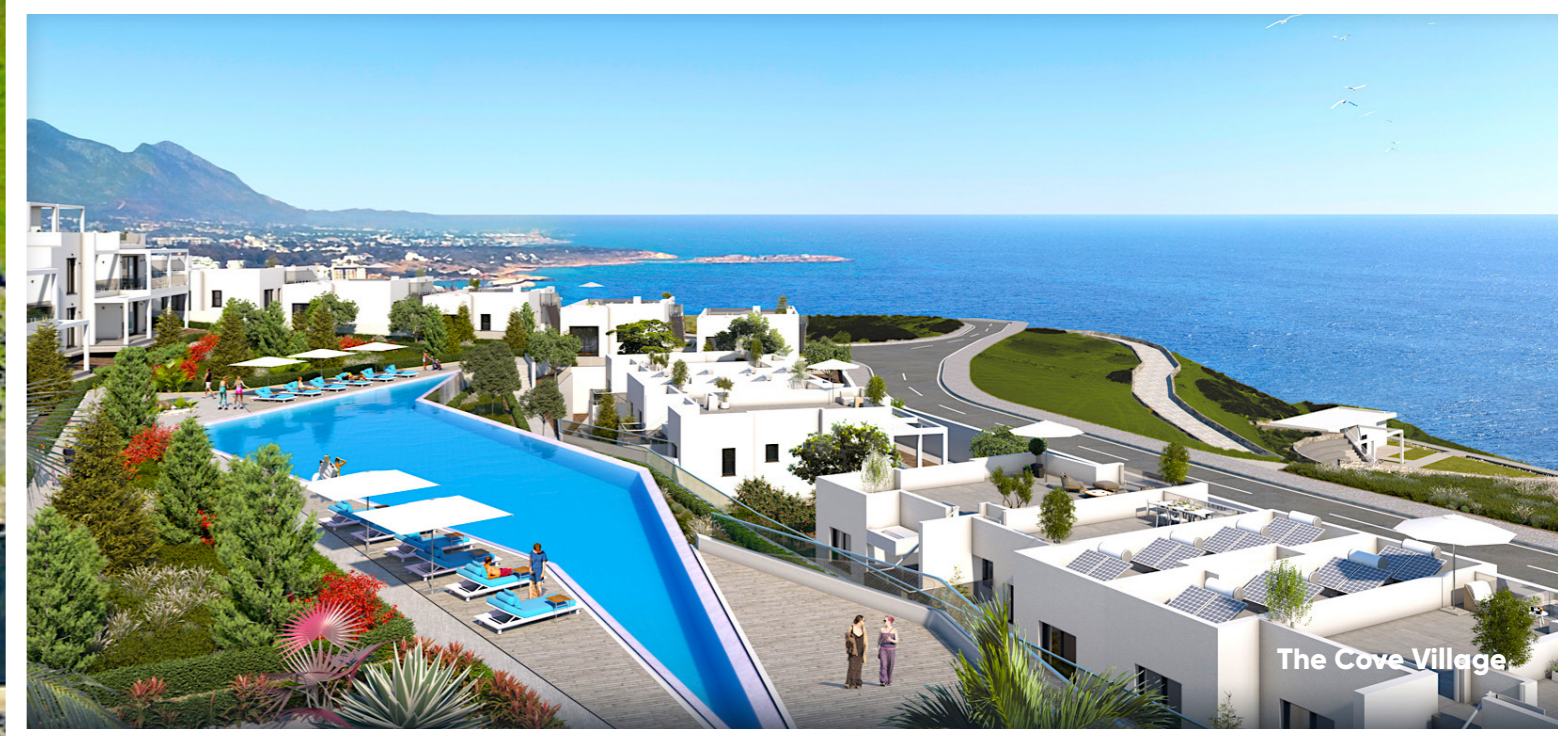
Sun Valley Mountainside



Sun Valley Seaside



Cove Garden Village



The Cove Village



Blue Botanic Village

Pine Valley Blue



Pine Valley Penthouse - roof terrace



Pine Valley Penthouse - roof terrace

SUN VALLEY FACILITIES & EVENTS

The following is a list of all the facilities and events available to and within Sun Valley. All are within 5 minutes drive or 5 to 15 minutes walking time and many are exclusively available to residents of the Sun Valley villages.

The choice of facilities and activities at Sun Valley is so substantial that we can only present them in this document by way of this summary list. To truly experience this unique paradise valley with all its activities we invite you to a Sun Valley Discovery Tour.



Cove Beach – marina, beach club and amphitheatre



SUN VALLEY COVE BEACH

The Sun Valley Cove Beach includes the following wonderful features:-

- The Sun Valley Residents Beach & Water Sports Club
- The Sun Valley Beach Yoga, Dance & Free Expression Amphitheatre
- “Sea Breeze” Open Air Cinema
- “Sunset Cove” Restaurant & Cocktail Bar
- Cove Beach Lounge
- Sailing Club
- “Bubbles” Sub Aqua Club
- The Wedding Chapel
- “Moonlights” Restaurant

**SUN VALLEY
HARBOUR & SAILING
CLUB**

Residents of the Sun Valley Villages may learn to sail or enjoy a variety of supervised water sports including “Bubbles” scuba diving school at Sun Valleys very own Cove Beach.





Foreground: Pine Valley Blue Village

Background: Infinity Village

COVE BEACH CHAPEL

Sun Valleys very own exquisite and antique chapel available for amazing beach side weddings, christenings and other special occasions.





SUN VALLEY RESTAURANTS

"THE LIGHTHOUSE"

Within Sun Valley, this cool restaurant and bar sits proudly on the cliff edge overlooking Cove Beach and includes the Sun Valley Winter Residents lounge and clubroom.

"MOONLIGHTS"

A simply perfect beach side restaurant open 3 nights a week in the long spring, summer and autumn months.

"SUNSET COVE"

A beachside cocktail bar, perfect for a light lunch or a sunset cocktail.

"TARO"

A fabulous mountain retreat restaurant high up in the centre of Sun Valley with fantastic sea and mountain views and overlooking the mountainside tennis court.

Taro is a very popular daily meeting point where residents gather to share their stories, take breakfast, lunch and watch the sunset before dining under the stars.

The Taro menu is a "just what you fancy" style menu, great value, nothing fancy and plenty of it.

"FRIENDS" PUB & SPORTS BAR

Located within the Taro Complex is this relaxed pub style bar and sunset terrace which is ideal for sporting and live music events.

There will be happy hour cocktail nights for Sun Valley residents to come together and enjoy the growing warm, welcoming social community that exists within Sun Valley.

Guests and residents from around the world meet regularly throughout Sun Valley particularly at The Taro Complex.

"GARDEN BISTRO"

Set within Cove Garden Village, this relaxed dining, bistro style restaurant, is beautifully located lower down in the mountain and closer to the sea breeze overlooking Cove Garden Village and the sea.



"Moonlights" Restaurant - Cove Beach



“VALLEY” TENNIS CLUB

The “Valley” tennis club has the luxury of two beautifully located courts.

Choose paddle tennis by the sea on the Cove Beach cliff top or classic tennis high in the mountains in stunning natural surroundings and with far reaching sea and mountain views.

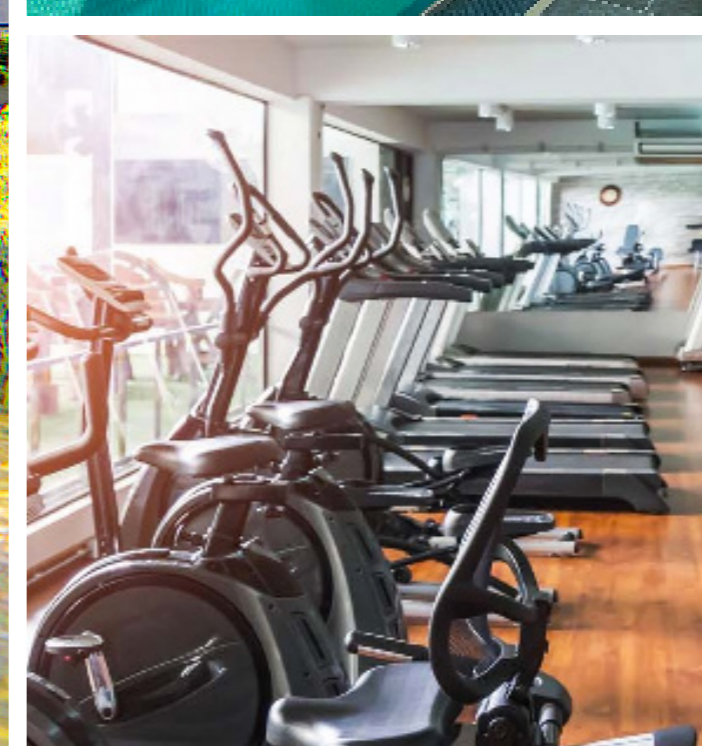
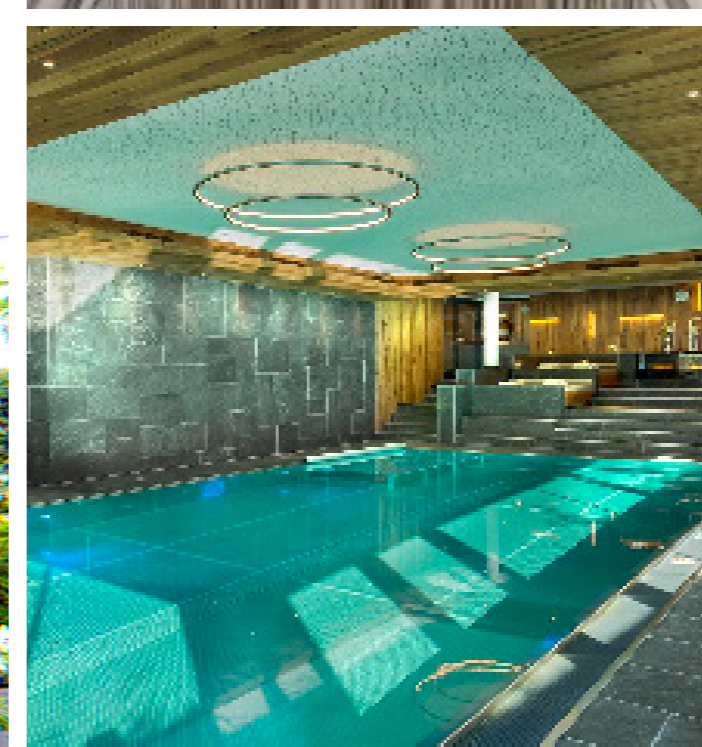


"SPINNERS" BIKE SHOP

Sun Valley's very own bike shop filled with new bikes and accessories for you to hire.

Pedal along in the sea breeze on the old coastal road or disappear in the mountains on easy paths and roads through meadows, fields and enchanted forests with breathtaking views.





SUN VALLEY "HEART CENTRE"

A state of the art health and fitness centre featuring a substantial gymnasium, aesthetic and health treatments, diet clinic and spa facilities including Sauna and Turkish Hammam.

The Sun Valley Heart Centre - good for your heart and in the heart of our mini city.

THE CONNECT ACADEMY

Located within the Sun Valley Heart Centre is the Connect Academy, a universal learning, networking and conference centre.

The Connect Academy is an educational facility designed for connecting professors, teachers, coaches and business minded people from around the world who wish to share their valuable knowledge and teachings and to enjoy business networking events.

The Academy provides an excellent 200 seat seminar room with fabulous catering facilities and dining terraces all with spectacular sea and mountain views.





Infinity Village - penthouse



Pine Valley Village - penthouse



MOUNTAIN TRAIL

A choice of 3.5 or 5 km dedicated mountain trails for early morning sunrise walks before the heat of the day. Access from Sun Valley Mountainside.



SWIMMING CLUB

A choice of swimming pools throughout Sun Valley including cliff top and mountainside and all beautifully designed and landscaped.

Sun Valley's extensive choice of pools includes the first private heated open air pool located at Elegance Village. In addition the Heart Centre contains a fabulous indoor heated pool for the short, kind, winter months.



A Variety of Landscaping within each of the Sun Valley Villages



Taro Restaurant – serving a “Just What You Fancy” menu

SUN VALLEY ORGANIC GARDENS

Dedicated soft land areas within the village for growing organic fruit and vegetables in lush soil and under the Mediterranean sun.

All the Sun Valley restaurants and bars will offer our organic home grown fruit and vegetables in the menu choices.

There will also be a delicious daily fruit and vegetable detox juice, served between the hours of 08:00 and 15:00.



THE VILLAGE GREEN STORE

A store for your small daily shopping needs.

The Village Green store will be located in The Heart Centre and will even be stocked with fresh honey and olive oil produced in the gardens and fields of Sun Valley.

Within 10 minutes and on the outer perimeter of Sun Valley, is a fully stocked pharmacy, and a brand new supermarket under construction.





SUN VALLEY SERVICES - MANAGEMENT CENTRE (SVMC)

The entire Sun Valley facilities, villages and homes are managed within our brand new head office contained overlooking the Village Green within Infinity Village.

Everything from rentals, site management, rent collection, landscaping, tenant marketing, transfers, cleaning, and aftersales.

All services for a smooth running “mini city” are provided within the SVMC.

Services include a 24 hour “friendly face” concierge for your convenience and late night tenant and owner arrivals.

SVMC have an impeccable cleaning and landscape record and have won many awards for excellence.

SUN VALLEY SERVICES

SITE SERVICES

The entire Sun Valley residences and communal facilities are served by a CCTV security system, water and drainage system and 2 high capacity generators.

LOGISTICS & MOBILITY

For residents who do not wish to rent or buy a car, Sun Valley will provide a luxury air conditioned shuttle service between the Sun Valley Villages, The Golf Course, Cove Beach, the Pharmacy and the supermarket.

This shuttle service will circulate on a regular basis subject to the timetable published on the Valley News Website.

There will also be the Sun Valley Tour Bus that will depart from the Village Green bus stop once a week, for a magical tour of harbours, castles and culture.

It will also visit either Kyrenia, Nicosia and/or Famagusta. The Sun Valley Buses are provided at reduced ticket prices for residents.

Cove Beach – "Lighthouse" restaurant and infinity pool



Botanic Blue Village



Cove Garden Village



Cove Garden Village



Cove Village

RESIDENTS "DISCOUNT" CLUBCARD

All residents of the Sun Valley Villages receive a valuable Residents Clubcard.

This card will give you many special rights within Sun Valley.

You will have your own unique ID number and access to VALLEY NEWS.

Valley News is a residents website that will have daily news and activities. Valley news will be a daily updated store of information as to what is happening in Sun Valley and will include future events.

Through Valley News, you will be able to make reservations including:-

- Restaurants
- Cove Beach Lounge
- Sunbeds
- Water Sports
- Beach and/or SPA Massage
- Bikes
- Tennis

and so much more...





ELLA'S PLACE

Ella's is an exciting children's indoor playroom that has everything a young child will love.

It will include a fantasy playhouse, mini sofas and a fun cinema with all classic Disney films and more.

In addition to Ella's Place is an outdoor playground at the Village Green.

How could we have a mini city without something for the kids!



Cove Village - various interiors within this seafont village





THE KORINEUM GOLF, TENNIS AND BEACH RESORT

Within 5 minutes of Sun Valley is this world class facility with its palatial clubhouse and luxury facilities.

The course is approximately 6,232 meters in length and is a par 72 layout.

The course will challenge all golfers with many interesting hazards that are strategically placed.

Golfers at Korineum are always impressed by the design of the course that has fantastic views of the mountains and the sea on every hole.

Enjoy an ice cold beer or a cup of tea on the perfectly located, elevated clubhouse terraces.



ABOUT THE DEVELOPER

Behind all excellent developments must be an excellent developer.

A developer with quality control and excellent standards but also a heart towards nature and human emotion.

Sun Valley is the creation of the multi award winning and long established (50 Years) Bastaslar Construction.

Third generation brother and sister team Ahmet and Sinem Bastas have created wonderful homes for hundreds of international residents.

When visiting Sun Valley it is clear for guests to immediately see and feel that Bastaslar Construction are more artistic than development motivated.

The location, design, density, flow and choice of materials coupled with empathy to nature is immediately apparent on arrival.

Ahmet can really be described as a perfectionist who has created excellence from original design and concept through to aftersales and management.

Ahmet, Sinem and their substantial team are constantly updating their systems methods and techniques to ensure that their customers and residents have an efficient, satisfying experience and long lasting homes for generations to come.

A deep love of nature by the developer is one of the main ingredients that has created this, truly unique, paradise "mini city" that has become Sun Valley ♥



BAŞTAŞLAR

— CONSTRUCTION —

www.sunvalleycyprus.com

info@sunvalleycyprus.com

This brochure contains various Sun Valley facilities that are currently under, or soon to start construction. Upon request the Bastaslar sales office will provide a list of all opening dates of buildings, facilities and services. Please note that all construction finish will be as close as possible to the 3d CAD images. Bastaslar has a reputation that our finished buildings match the image and essence of our 3d CAD images. Please note that the photograph included in this brochure that shows the overall Sun Valley land area is a combination of two photographs clearly marked seaside and mountainside. This photograph merge was created to show the entire land area of Sun Valley. Any prices or payment terms included within this brochure are correct at the time of printing (October 2019).