

FOREST PARK

NATURE IS NOT A PLACE TO VISIT. IT IS A HOME.





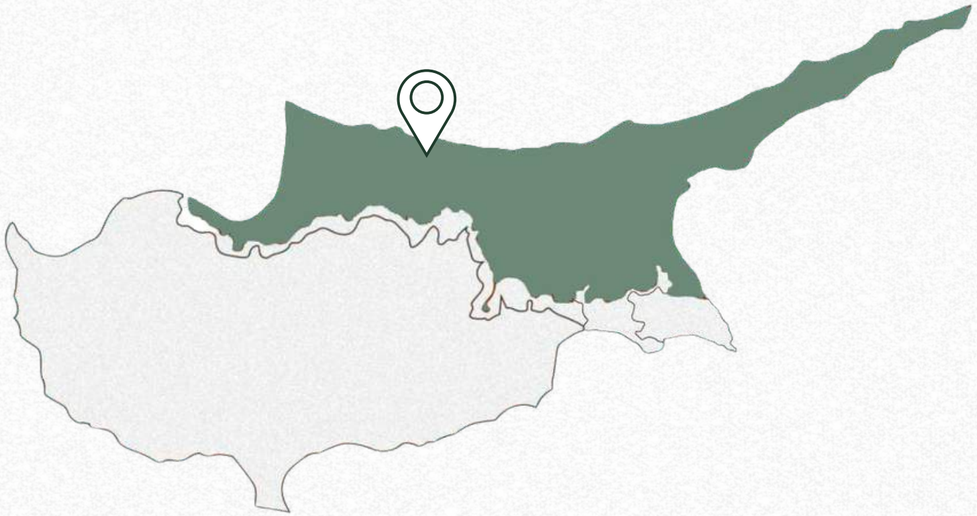


NORTHERN CYPRUS

ADAY CONSTRUCTION

ALSANCAK | KYRENIA
NORTHERN CYPRUS

Alsancak is one of the greenest and most developed areas of Northern Cyprus, perfectly combining peaceful nature with a vibrant lifestyle. Surrounded by the Kyrenia mountains and the Mediterranean coast, the area offers everything needed for comfortable living and relaxation — restaurants, beaches, supermarkets, schools, beach clubs and all essential infrastructure just minutes away.











BRITISH COLLEGE - 4 MINUTES

SUNA’S BEACH CLUB - 10 MINUTES

GIRNE CITY CENTER - 15 MINUTES

ERCAN AIRPORT - 50 MINUTES

LOCATION

ABOUT THE CONCEPT

NOT JUST A HOME -
A SPACE FOR YOUR SOUL

Created in harmony with nature, this project is designed for those who value peace, privacy and a slower rhythm of life.

Hidden among pine trees and lush green landscapes, it offers a unique atmosphere where architecture blends naturally with the environment, creating a true sense of comfort and balance.

- Slow living lifestyle
- Privacy and tranquility
- Nature-inspired architecture
- Green surroundings and fresh air
- Space to relax, recharge and reconnect



12 VILLAS 2+1
8 VILLAS 3+1
BOUTIQUE HOTEL
WITH 29 ROOMS



SITE PLAN

VILLAS



The project features elegant single-storey 2+1 and 3+1 villas, thoughtfully designed in harmony with the natural surroundings and the traditional architecture of Cyprus.

Built with natural materials and finished with authentic clay tile roofs, the villas combine timeless Mediterranean aesthetics with modern comfort and functionality.

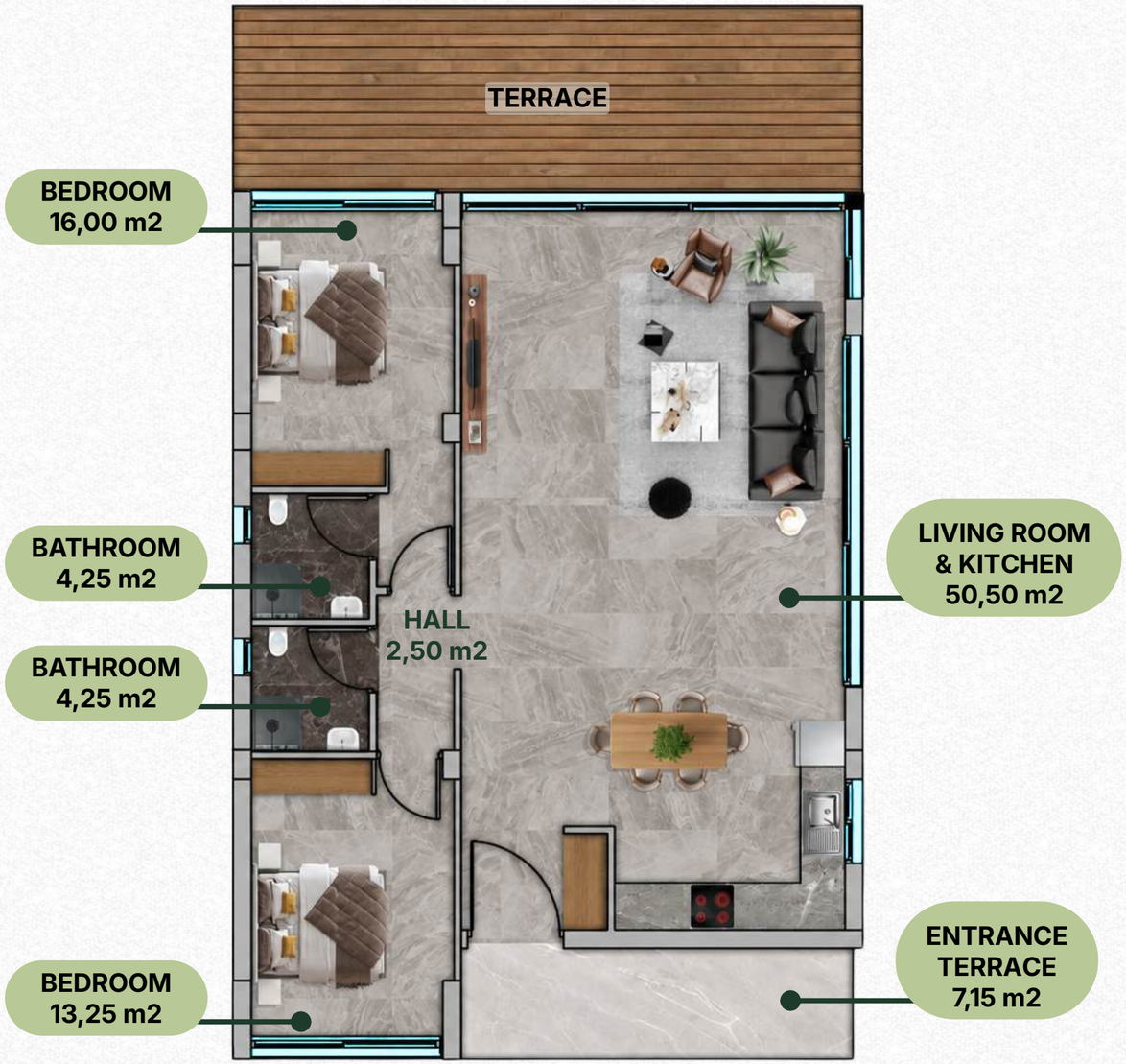








VILLAS 2+1



Cozy, elegant and designed for comfortable Mediterranean living, these 2+1 single-storey villas are perfect for both peaceful holidays and year-round living in harmony with nature.

Each villa offers 90 m² of covered living area, featuring two bedrooms, two bathrooms and a spacious open-plan kitchen and living room filled with natural light.

Located on private plots ranging from 308 m² to 670 m², the villas provide generous outdoor space surrounded by nature and tranquility.



INTERIORS 2+1

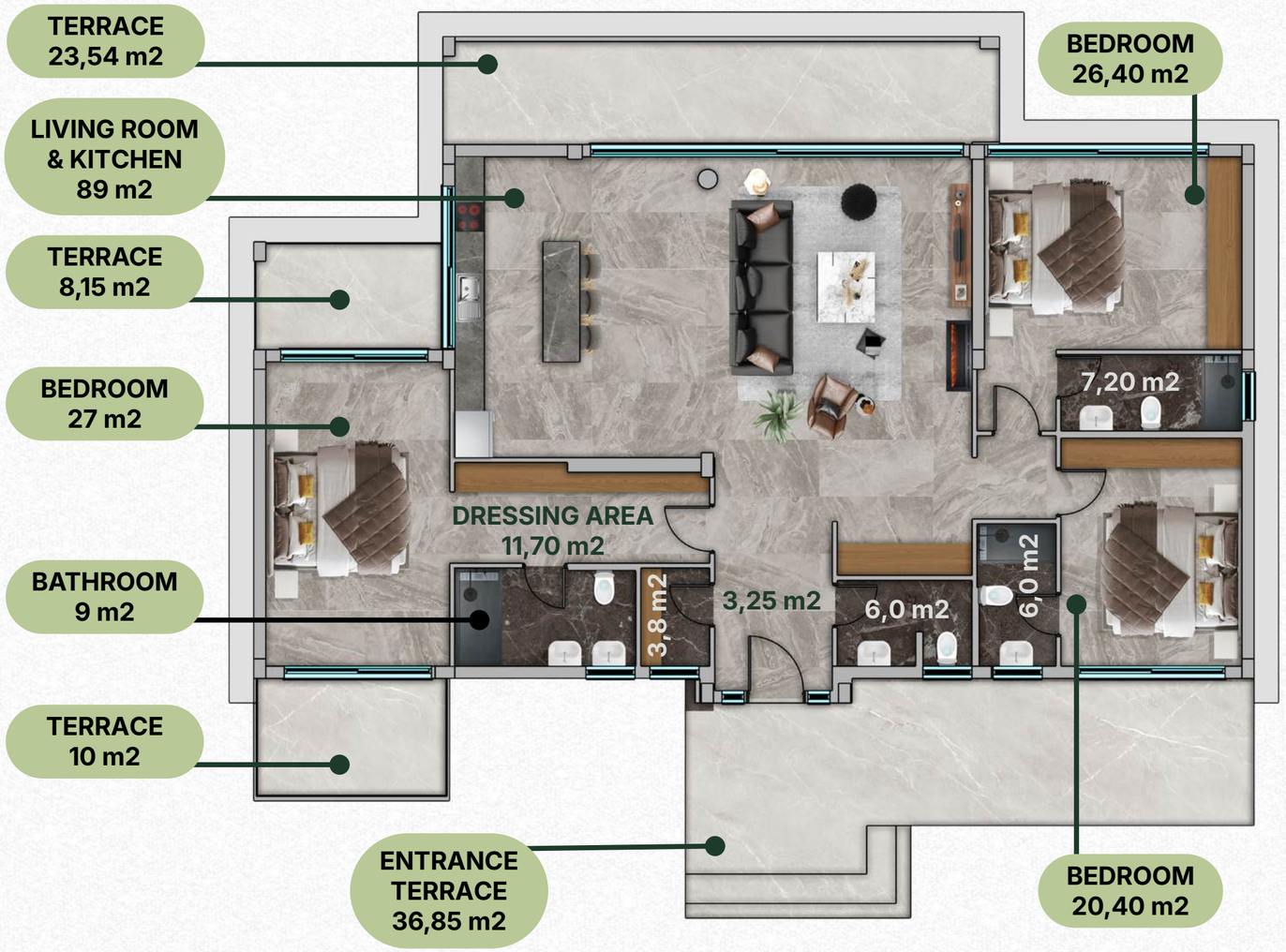








VILLAS 3+1



Designed for those who appreciate space, comfort and privacy, these exclusive 3+1 single-storey villas offer an elegant living experience surrounded by nature.

Each villa features 210 m² of covered living area with three spacious bedrooms, each with its own en-suite bathroom, as well as an additional guest bathroom. The open and thoughtfully designed layout creates a bright and harmonious atmosphere for everyday living.

Situated on expansive private plots ranging from 1,100 m² to 1,370 m², the villas offer exceptional outdoor space, privacy and a true sense of tranquility.



INTERIORS 3+1









HOTEL



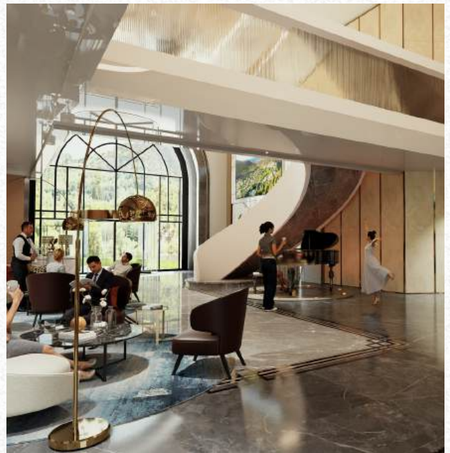
At the heart of the project, a boutique hotel with 29 spacious apartment-style suites will offer a comfortable and refined hospitality experience surrounded by nature.

The central building will feature a restaurant and hotel infrastructure designed for relaxation, convenience and everyday comfort.

A professional rental management service will also be available, allowing owners to rent out their villas or hotel apartments with ease.









HOTEL SUITES



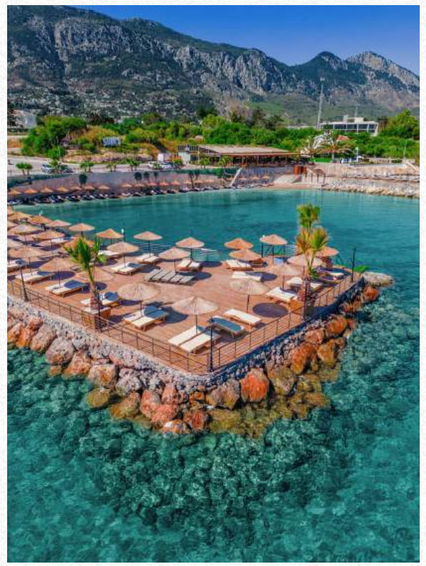


















AMENITIES

- SWIMMING POOL
- PICNIC AREA
- KIDS' PLAYGROUND
- HIKING TRAILS
- TENNIS COURT
- FITNESS CENTER
- BEACH CLUB SHUTTLE SERVICE
- SPA CENTER
- RESTAURANT
- QUAD BIKE RENTAL

KEY SUSTAINABILITY FEATURES

DESIGNED TO RECONNECT PEOPLE WITH NATURE WHILE REDUCING THE ENVIRONMENTAL FOOTPRINT OF EVERYDAY LIVING.

Slow Living Concept
A community designed to inspire a slower pace of life, greater well-being and a deeper connection with nature.

Solar Energy Integration
Infrastructure is designed to support solar energy systems in both community areas and private residences, helping reduce electricity consumption while promoting sustainable living.

Greywater Recycling
An integrated greywater treatment system collects and purifies water from showers and sinks for reuse in landscape irrigation, helping reduce fresh water consumption.

Organic Gardens & Food Production
Private gardens with space to grow vegetables, herbs and fruit trees, encouraging a healthier lifestyle and a closer connection with nature.

Waste Separation & Composting
Dedicated waste separation and composting areas promote responsible recycling and help return organic matter to the soil.



BUILT TO LAST









NATURAL STONE FINISHES

Carefully selected natural stone adds timeless elegance, exceptional durability and authentic Mediterranean character to every villa.

NATURAL CLAY ROOF TILES

Natural clay roof tiles are durable, breathable and naturally resistant to heat, providing long-lasting protection and timeless appeal.

ELECTRIC UNDERFLOOR HEATING

Electric underfloor heating provides gentle, even warmth underfoot, creating a comfortable indoor environment during the cooler months.

BRICK CONSTRUCTION

Brick walls provide excellent thermal mass, enhancing indoor comfort, energy efficiency and long-term durability.

VRF CLIMATE CONTROL

An advanced VRF air conditioning system delivers precise temperature control, outstanding energy efficiency and year-round comfort.

PREMIUM CONSTRUCTION MATERIALS AND ENGINEERING SYSTEMS DESIGNED FOR LASTING COMFORT, DURABILITY AND ENERGY EFFICIENCY.

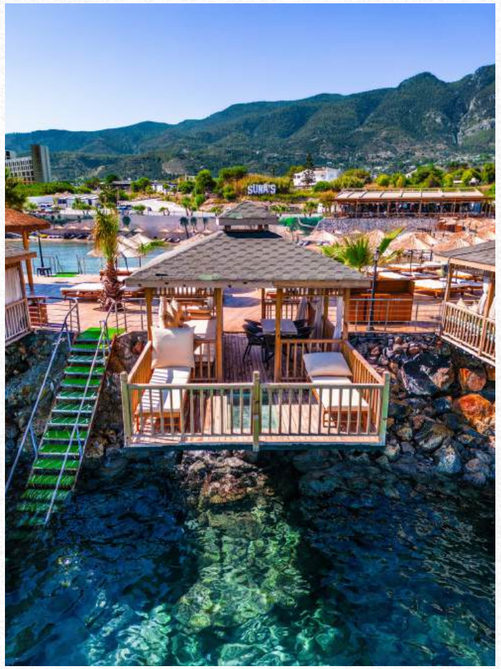
PAYMENT PLAN

PHASE	DESCRIPTION	AMOUNT
Deposit	Reservation for 4 weeks	£ 5,000
Down payment	Upon signing the sales contract	35%
Interest-Free Installment Plan	30 months Quarterly payments until key handover	65%











DEVELOPER

ADAY CONSTRUCTION

CALAMARI RESTAURANT

SUNA'S BEACH & RESTAURANT

CALAMARI RENT A CAR

Aday Construction, founded by Enver Özbirim, is a well-established Northern Cyprus developer with strong experience in both construction and hospitality.

In addition to real estate development, Enver Özbirim is also the owner of several successful local businesses, including Suna's Beach & Restaurant, Calamari Restaurant and Calamari Rent a Car — reflecting a long-term vision focused on quality, lifestyle and customer experience.

LIMITLESS®
REAL ESTATE

FOREST PARK | ALSANCAK, KYRENIA

PHONE / WHATSAPP

+90 552 425 4800

EMAIL

contact@limitlessreal.estate

WEBSITE

www.limitlessreal.estate

FOREST PARK ENQUIRIES