



***Zeytinlikler İçerisinde Yaşam Başlıyor***  
A Life among the Olive Orchards Begins



  
**yapım inşaat**  
müteahhitlik ltd.

**EMIC**  
Euro-Mediterranean  
Investment Company Ltd

**emyap**  
DEVELOPMENT LTD.

Bütün ağaçların ilki, ölümsüz ağaç olarak kabul edilen  
Zeytin ağaçlarının içerisinde,  
Zeytinlik Köyü'nün eteklerinde, KKTC'nin en yeşil projesi

## *'Zeytin Homes'*



## *'Zeytin Homes'*

the greenest housing project in the Turkish Republic of Northern Cyprus (TRNC) at the foot of the Zeytinlik Village, surrounded by olive trees, the first of all trees, which are also regarded as immortal trees



# Kıbrıs

## Akdeniz'in Kıyısında; Girne

Bizans, Lüzinyan ve Venedik izleri taşıyan Girne (Kyrenia), Kuzey Kıbrıs'ın en gözde tatil beldelerinden birisidir. Beşparmak Dağları ve Akdeniz arasındaki dar kıyı şeridinde yer alan kent, tarihi ve doğal güzellikleriyle de göz kamaştırıcıdır.

At nalı şeklindeki tarihi marinası, çevresinde bulunan Venedik, Osmanlı ve İngiliz sömürge dönemi binaları ve otantik restoranları/kafeleriyle eşsiz bir atmosfere sahiptir.

Yaz sezonunun çok uzun sürdüğü Girne'de tertemiz sahillerin keyfini çıkarın. Ada ikliminin sizlere sunduğu muhteşem fırsatlardan yararlanıp, ılık kış aylarında kenti yürüyerek gezerek, Akdeniz'in iyot kokusunu ve Beşparmak Dağları'nın çam kokularını içinize çekin.

*Sakin, huzurlu ve güzelliklerle dolu Kıbrıs'ın tadını çıkarın.*

# Cyprus

## Kyrenia on the coast of the Mediterranean

Bearing Byzantine, Lusignan, and Venetian traces, Kyrenia is one of the holiday destinations most in demand in Northern Cyprus. Located in the narrow coastal strip between the Pentadaktylos (Kyrenia Mountains) and the Mediterranean, the town is breath-taking with its historical and natural beauty.

Adorned with Venetian, Ottoman, and British colony-time buildings and authentic restaurants and cafés all around it, the historical horseshoe-shaped marina has a unique atmosphere.

Enjoy the impeccably clean coastline of Kyrenia, where the summer season lasts a very long time. Taking advantage of the great opportunity that the island climate offers you, walk around the town in the mild winter months and breathe in the Mediterranean's iodine scent and the Pentadaktylos' (Kyrenia Mountains) pine fragrance.

*Enjoy the calm, serene and beautiful Cyprus.*





# Zeytinlik Köyü

## *Zeytin ağaçları içerisindeki tarih*

Zeytinlik köyü eski çağlardan beri var olan ve birçok kültürlerle kucaklaşıp bu kültürleri de günümüze kadar taşıyan bir köy. Zeytinlik adını ise köyün girişindeki ve çevresindeki bakımlı, verimli zeytin ağaçlarından almıştır. Zeytinlik Köyü'nün konumu St. Hilarion Kalesi ile Girne Kalesi arasında sanki bir köprü gibidir.

Zeytinlik köyü Templer Şövalyelerinin XII. Yüzyılın sonlarında yerleştiği bir köydür. Daha çok bir komutanlık merkezi idi. Dokuz kilisenin baş tacı rahibi Zeytinlik Köyü'nde bulunmaktaydı.

Zeytin Homes'ta yüzyıllardır süren bir Kıbrıs geleneğini de yaşayacaksınız. Kuru zeytin yapraklarını buhurdanlığın içerisinde yakıp çıkan dumanla sevdiklerimizi, kendimizi ve evimizi tütsülemek nazara karşı bizi koruyacaktır.



# Zeytinlik Village

## *History among the olive trees*

The historical Zeytinlik village, surrounded by olive trees, has been around for centuries, embracing many cultures in its long history and bringing them to our day. The name "zeytinlik" (olive orchard) comes from the well-maintained and fertile trees at the entrance of and around the village. Zeytinlik Village is almost like a bridge between the St Hilarion Castle and the Kyrenia Castle.

The Knights Templar settled in the Zeytinlik village towards the end of the 12<sup>th</sup> century. It was used as a command centre. The supreme priest of the nine churches was in the Zeytinlik Village as well.

You will be able to experience a centuries-old Cypriot tradition in Zeytin Homes. Burning dry olive leaves in a censer and incensing those you love, yourself, and your house will protect you against the evil eye.







# Proje Hakkında

*Ağaçları koruduk, eşsiz bir proje yarattık.*

Girne merkeze en yakın, Girne'nin tarihi dokusunu yansıtan muhteşem Zeytinlik Köy merkezine 50 metre mesafede bulunan projemiz, eşsiz dağ ve deniz manzarasıyla, zeytin ağaçları arasında konumlandırılmıştır. Projedeki arazide bulunan tüm zeytin ağaçları korunmuş olup, sökümü gereken ağaçlar gerekli izinler alındıktan sonra başka alanlara taşınmıştır.

**29 adet tripleks bitişik konut, 24 adet 2 yatak odalı apartman dairesi** olarak tasarlanan proje size yeşillikler içerisinde, huzurlu bir yaşam alanı vaat ediyor.

## About the Project

*We protected the trees and created a unique project.*

Our project, situated 50 meters away from the spectacular Zeytinlik village, close to the centre of Kyrenia and reflecting its rich historical texture, is surrounded by olive trees, with its unparalleled mountain and sea view. All the olive trees located in the project area have been protected; those that had to be uprooted were moved, after the necessary permits had been obtained, by experts to other areas where they would flourish.

The project, designed with **29 three-storey adjacent houses** and **24 2-bedroom flats**, promises you a peaceful, green life.



# Vaziyet Planı

## Huzur İçerisinde Bir Yaşam

Ortak havuz ve geniş yeşil alanlar sunan projemiz, her dairenin ve konutun kolay ulaşılabilir, geniş otopark alanları, anayola kolaylıkla ulaşım sağlayan çıkış yolları, çocukların güvenle oynayabileceği özel oyun alanları ile yaşamınıza değer katacak bir projedir.

### TRIPLEXLER / 3 STOREY ADJACENT HOUSES

	KAPALI ALAN CLOSED HOUSE AREA	OTOPARK ALANI CAR PARK AREAS	TERAS ALANI TERRACE AREA
TYPE A BLOCK 1	175 M <sup>2</sup>	80 M <sup>2</sup>	60 M <sup>2</sup>
TYPE A BLOCK 2	175 M <sup>2</sup>	80 M <sup>2</sup>	60 M <sup>2</sup>
TYPE B BLOCK 3	180 M <sup>2</sup>	85 M <sup>2</sup>	60 M <sup>2</sup>
TYPE C BLOCK 4	180 M <sup>2</sup>	85 M <sup>2</sup>	65 M <sup>2</sup>
TYPE E BLOCK 8	165 M <sup>2</sup>	85 M <sup>2</sup>	65 M <sup>2</sup>
TYPE F BLOCK 9	170 M <sup>2</sup>	82 M <sup>2</sup>	65 M <sup>2</sup>

### APT DAİRELERİ / FLATS

	2+1 KAPALI ALAN CLOSED AREA	OTOPARK ALANI CAR PARK AREAS	TERAS ALANI TERRACE AREA
TYPE D BLOCK 5	90 M <sup>2</sup>	-----	5,10 M <sup>2</sup> (X4)
TYPE D BLOCK 6	90 M <sup>2</sup>	-----	5,10 M <sup>2</sup> (X4)
TYPE D BLOCK 7	90 M <sup>2</sup>	-----	5,10 M <sup>2</sup> (X4)

# Site Plan

## A Life in Peace

Offering a common swimming pool and wide green spaces, our project adds value to your life with its large car parks and driveways that are easily accessible for all flats and houses, and special playgrounds where your children can play in safety.

**TYPE A  
BLOCK 1**

**TYPE A  
BLOCK 2**

**TYPE B  
BLOCK 3**

**TYPE C  
BLOCK 4**

**TYPE F  
BLOCK 9**

**TYPE E  
BLOCK 8**

**TYPE D  
BLOCK 7**

**TYPE D  
BLOCK 6**

**TYPE D  
BLOCK 5**





# *Güneşin Tadını Çıkarın*

Projemizdeki ortak yüzme havuzu, sizlere Akdeniz'in sıcaklığında serinleme imkanı sunarken, yılda 300 güneşli gün sunan Akdeniz'in cömert ikliminde yıl boyunca güneşin sıcaklığını teninizde hissedeceksiniz.



## *Enjoy the Sun*

You will feel the warmth of the sun on your skin in the generous Mediterranean climate, offering 300 sunny days in a year while the common swimming pool in our project gives you the chance to cool down.





*Ortak Yüzme Havuzu*  
*Common Swimming pool*







*Huzur içerisinde gezilecek bahçeler*  
*Peaceful walks in the gardens*



# Zen Bahçeleri

Kuru peyzaj diye de bilinen Zen bahçeleri, kum ve taşlarla yaratılan ahengin ön plana çıktığı bahçelerdir. Zen bahçelerinin iki temel ögesi, dağları ve adaları çağrıştıran taşlar ile akan suyu çağrıştıran kumdur. Bir diğer önemli öge olan adalar, Zen inanışlarına göre sağlığı ve uzun ömrü sembolize eder. Köprüler ise hem "denizi" aşmanın hem de bir adayı diğerine bağlamanın aracı olarak değerlendirilir.



# Zen Gardens

Zen gardens, also known as dry landscapes, is a culmination of harmony created by the combination of sand and gravel. The two fundamental components of Zen gardens are the gravel, calling to mind mountains and islands, and the sand, resembling waterways. Another important feature, islands, represents health and long life in the Zen belief. Bridges are considered a means of both overcoming the "sea" as well as connecting one island to another.



# *Günün stresini su başında atın*

Projedeki su göleti etrafında yapacağınız sohbetlerle günün tadını çıkarın. Havuz sonrası su göleti başında yudumlayacağınız kahve sizi çok özel hissettirecek.



# *Relieve your stress by the water*

Enjoy your day with friendly conversations by the pond. The coffee you will be sipping by the pond after a nice swim in the pool will make you feel very special.

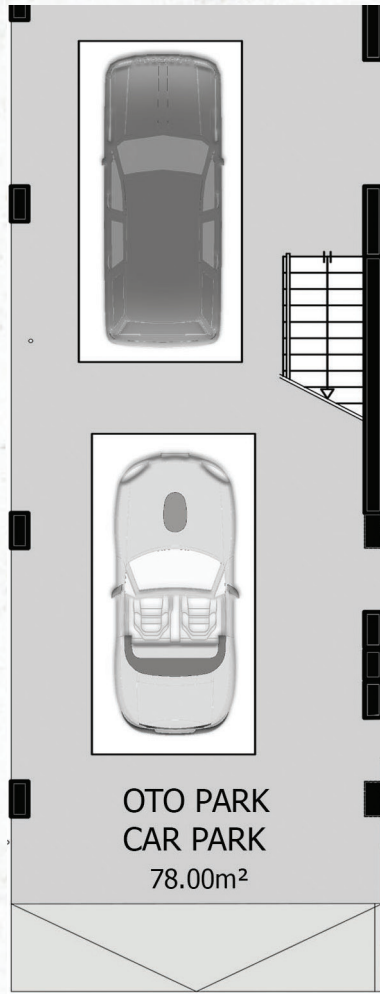






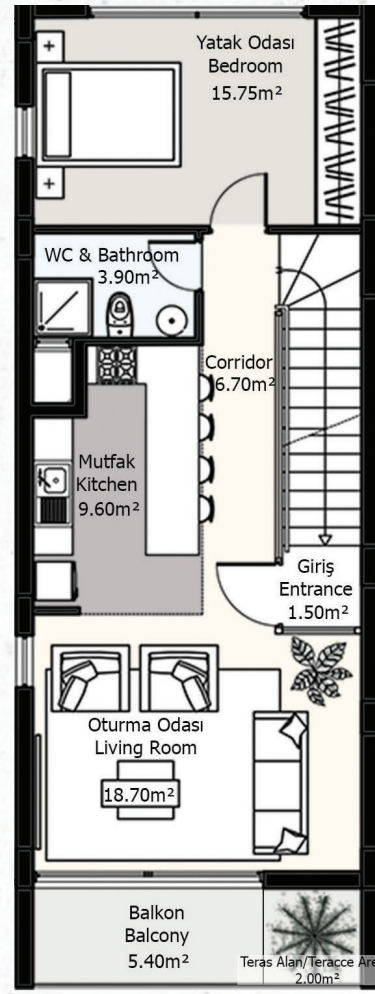
**TYPE A**





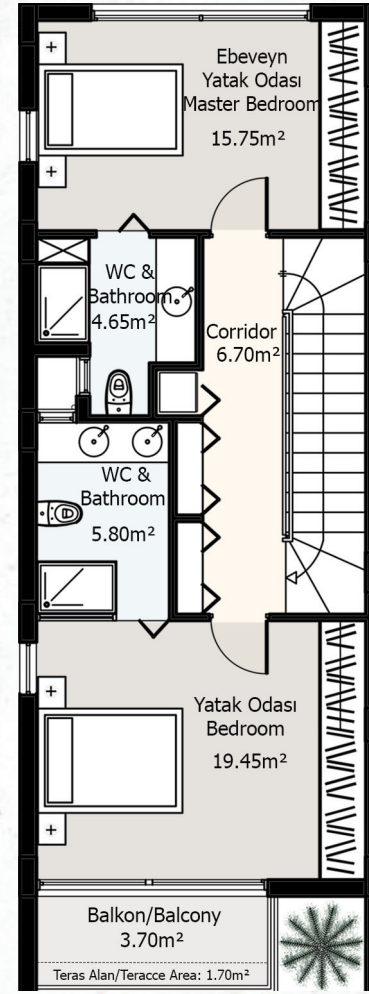
## ZEMİN KAT GROUND FLOOR

80 M<sup>2</sup> KAPALI OTO PARK  
/ CAR PARK AREA



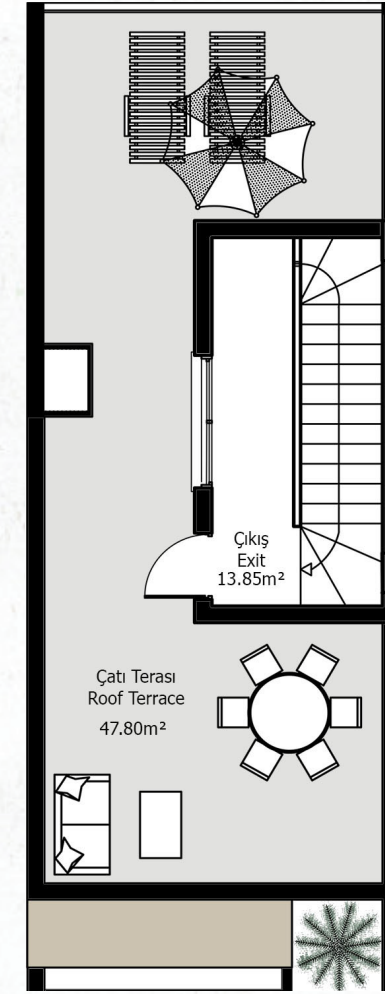
## 1. KAT FIRST FLOOR

78,50 M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



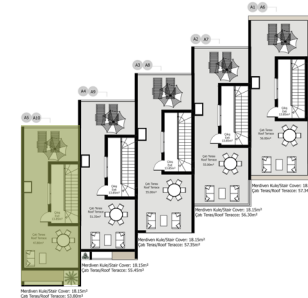
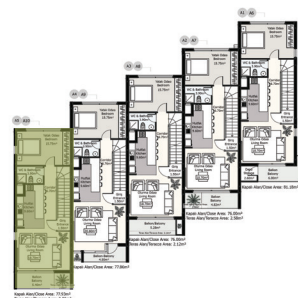
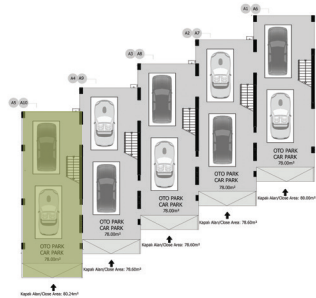
## 2. KAT SECOND FLOOR

78,50 M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



## TERAS KATI TERRACE FLOOR

18 M<sup>2</sup> KAPALI ALAN / CLOSED AREA  
60 M<sup>2</sup> TERAS ALANI / TERRACE AREA

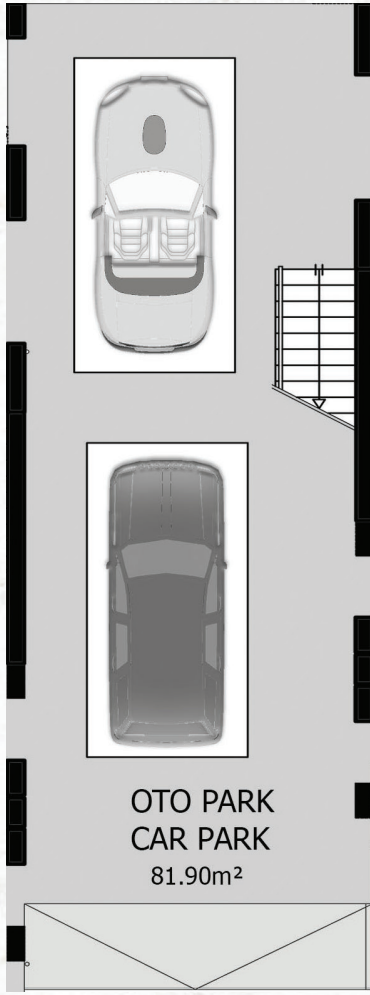


TOPLAM KAPALI ALAN / TOTAL CLOSED AREA : 255 M<sup>2</sup>

TYPE A

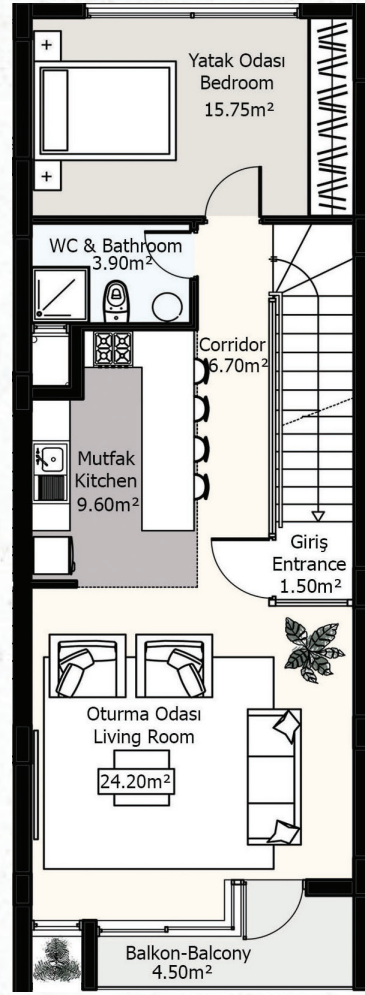
**TYPE B**





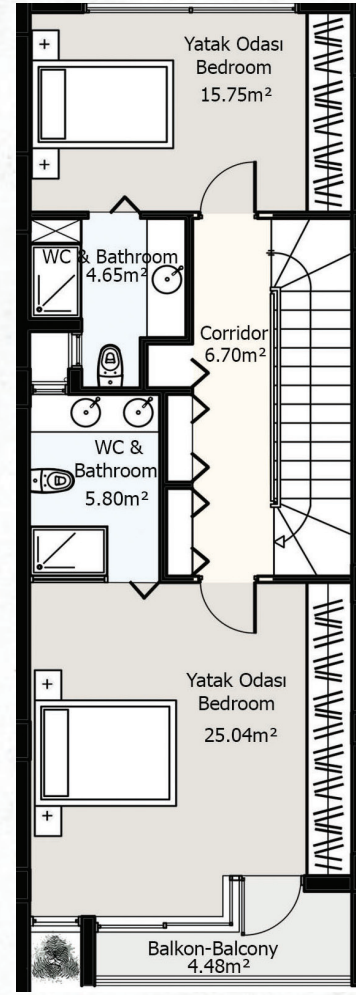
## ZEMİN KAT GROUND FLOOR

85 M<sup>2</sup> KAPALI OTOPARK  
/ CAR PARK AREA



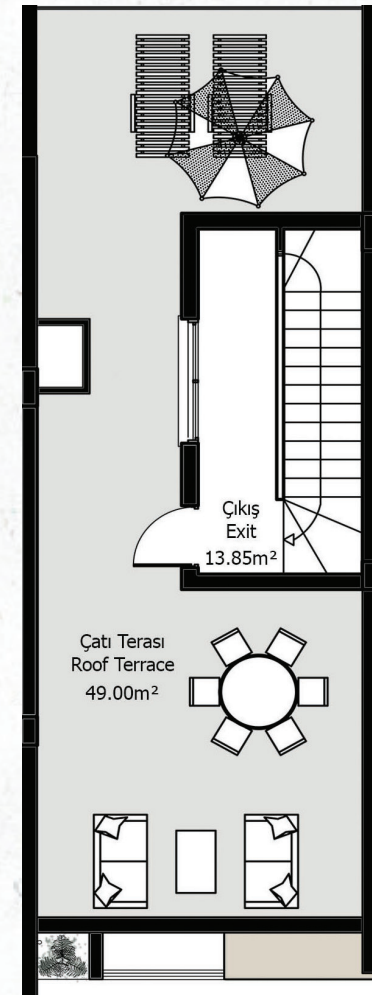
## 1. KAT FIRST FLOOR

81 M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



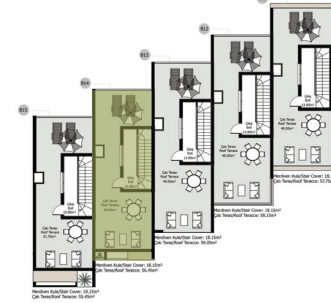
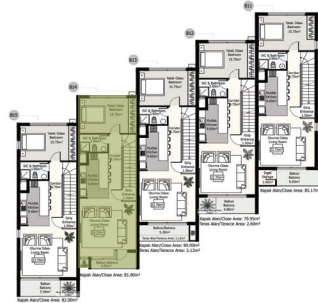
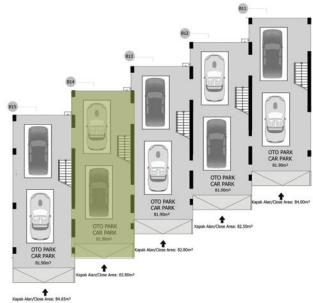
## 2. KAT SECOND FLOOR

81 M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



## TERAS KATI TERRACE FLOOR

18 M<sup>2</sup> KAPALI ALAN / CLOSED AREA  
60 M<sup>2</sup> TERAS ALANI/ TERRACE AREA

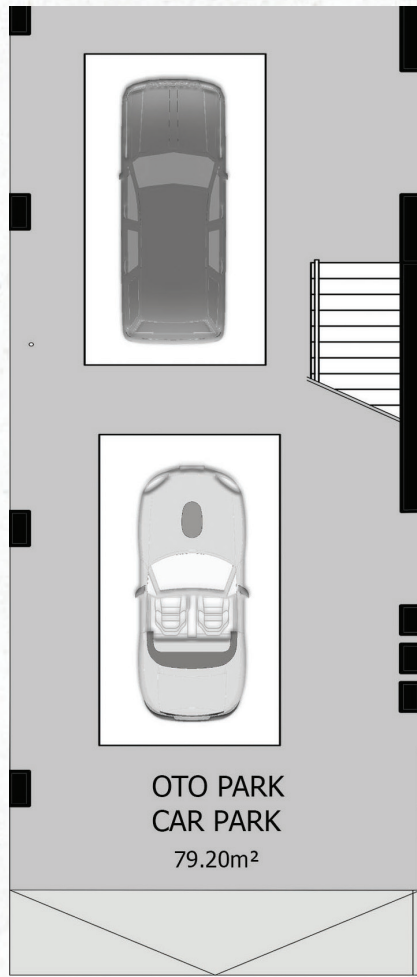


TOPLAM KAPALI ALAN / TOTAL CLOSED AREA : 265 M<sup>2</sup>

TYPE B

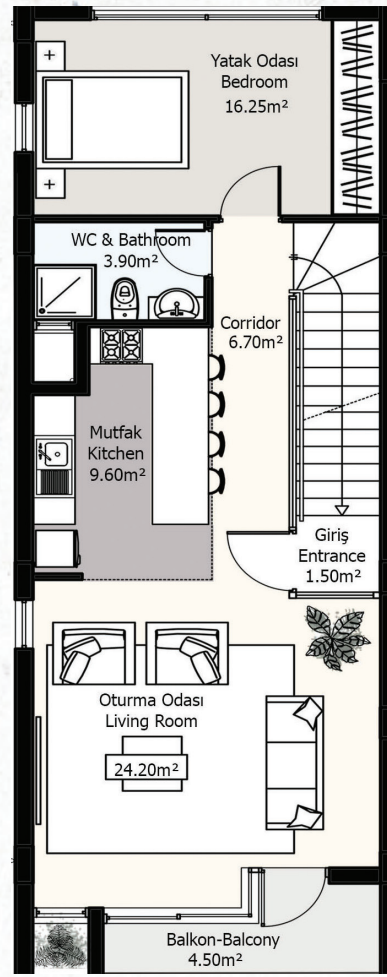
TYPE C





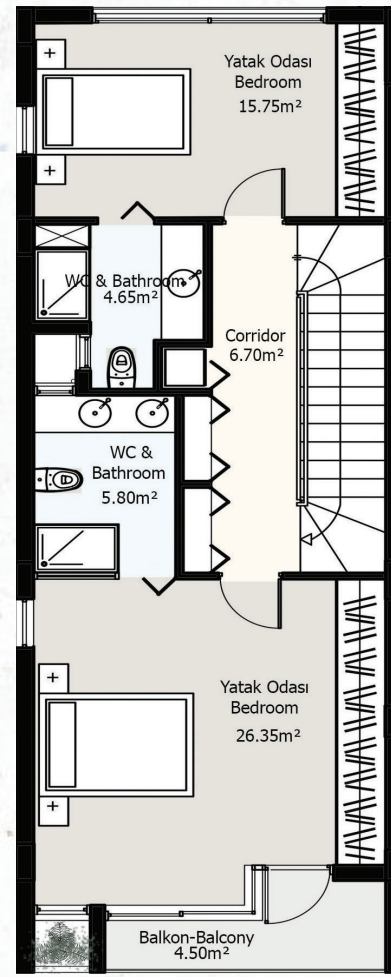
## ZEMİN KAT GROUND FLOOR

85 M<sup>2</sup> KAPALI OTOPARK  
/ CAR PARK AREA



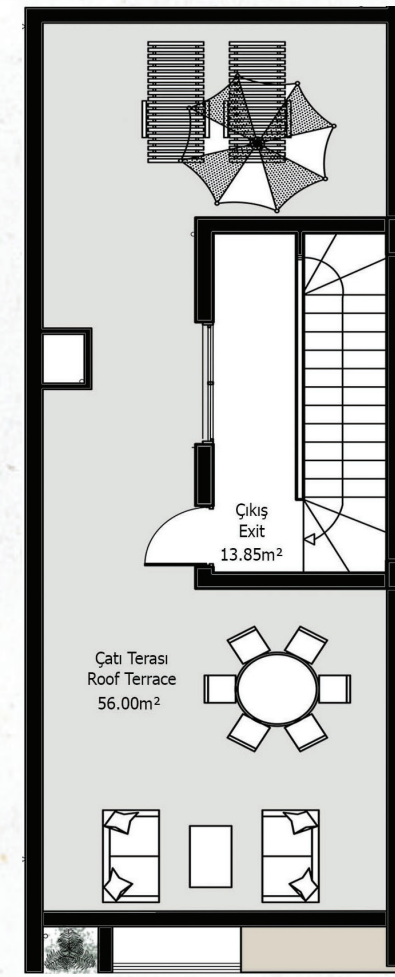
## 1. KAT FIRST FLOOR

81 M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



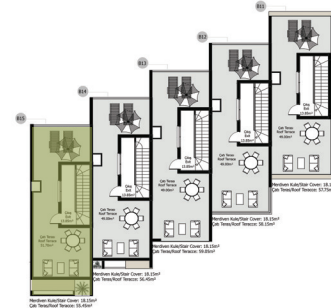
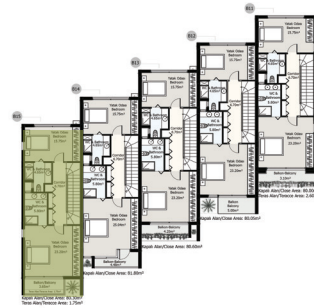
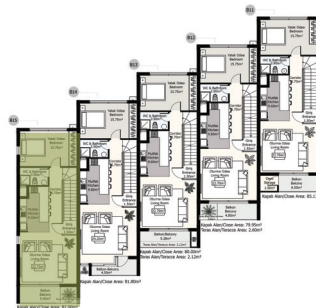
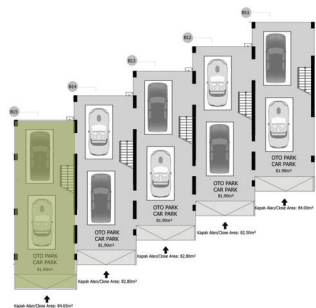
## 2. KAT SECOND FLOOR

81 M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



## TERAS KATI TERRACE FLOOR

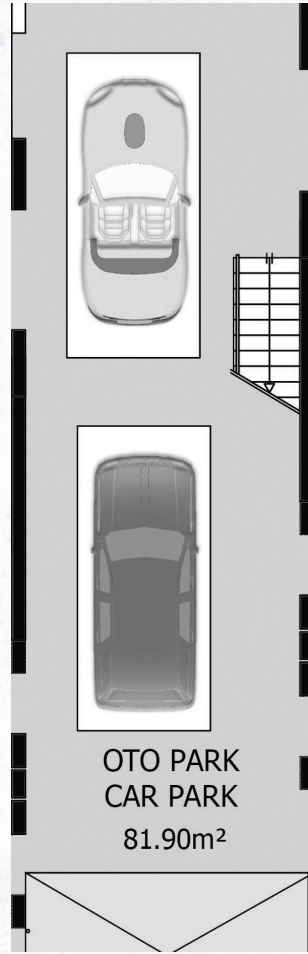
18 M<sup>2</sup> KAPALI ALAN / CLOSED AREA  
60 M<sup>2</sup> TERAS ALANI / TERRACE AREA



TOPLAM KAPALI ALAN / TOTAL CLOSED AREA : 265 M<sup>2</sup>

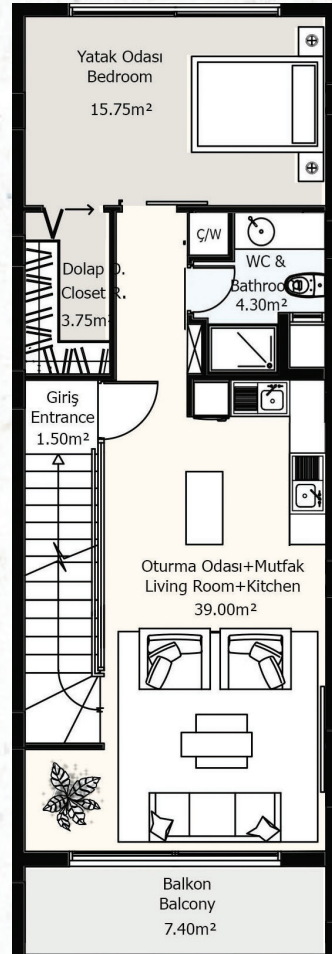


TYPE 1



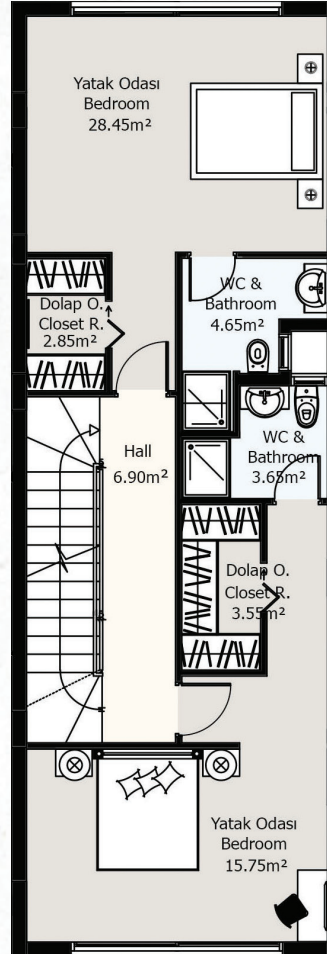
## ZEMİN KAT GROUND FLOOR

85 M<sup>2</sup> KAPALI OTOPARK  
/ CAR PARK AREA



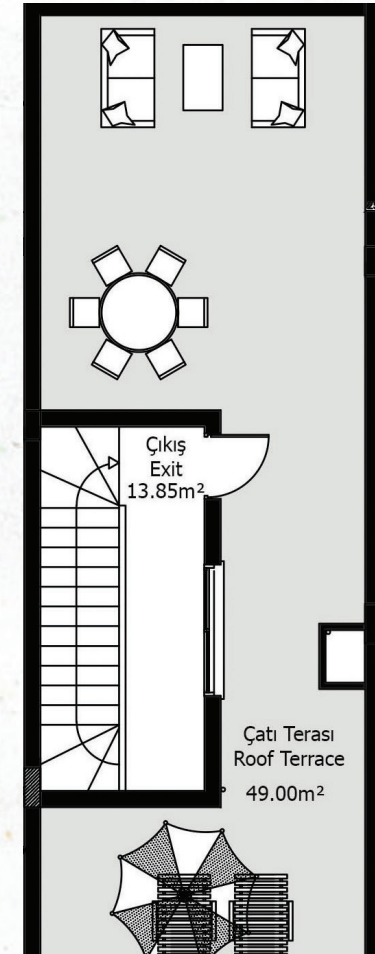
## 1. KAT FIRST FLOOR

76 M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



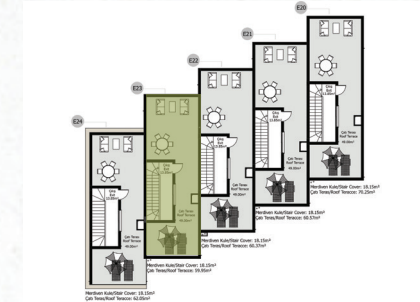
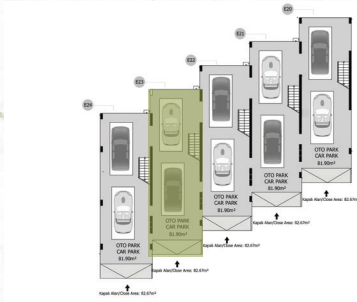
## 2. KAT SECOND FLOOR

76M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



## TERAS KATI TERRACE FLOOR

15 M<sup>2</sup> KAPALI ALAN / CLOSED AREA  
65 M<sup>2</sup> TERAS ALANI / TERRACE AREA



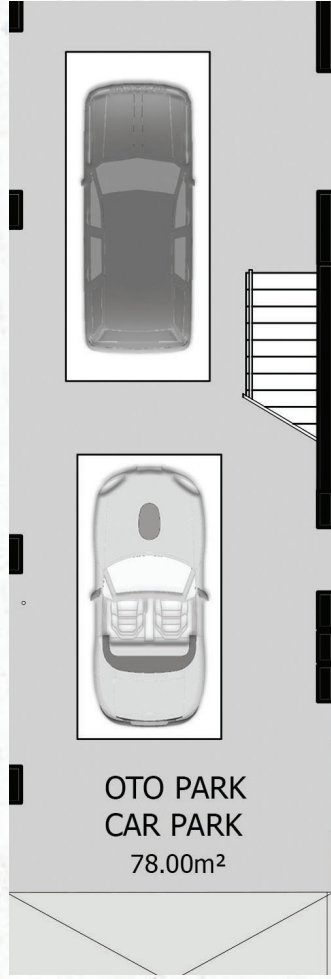
TOPLAM KAPALI ALAN / TOTAL CLOSED AREA : 302 M<sup>2</sup>

TYPE F



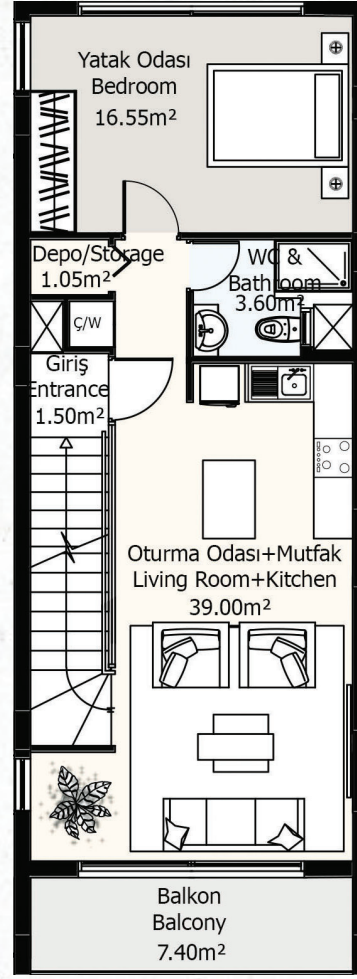
TYPE





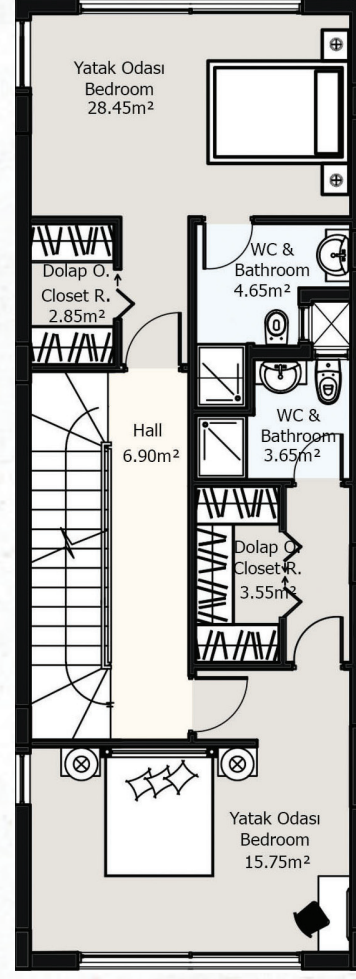
## ZEMİN KAT GROUND FLOOR

82 M<sup>2</sup> KAPALI OTO PARK  
/ CAR PARK AREA



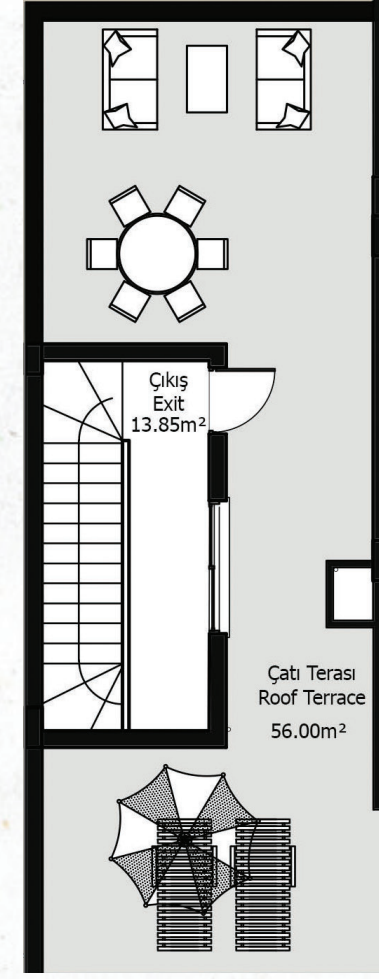
## 1. KAT FIRST FLOOR

82 M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



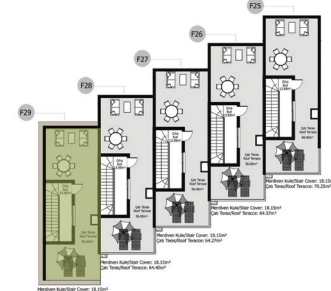
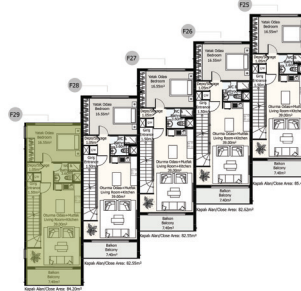
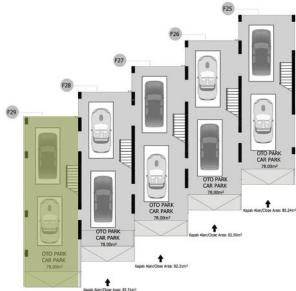
## 2. KAT SECOND FLOOR

82 M<sup>2</sup> KAPALI ALAN  
CLOSED AREA



## TERAS KATI TERRACE FLOOR

15 M<sup>2</sup> KAPALI ALAN / CLOSED AREA  
65 M<sup>2</sup> TERAS ALANI/ TERRACE AREA

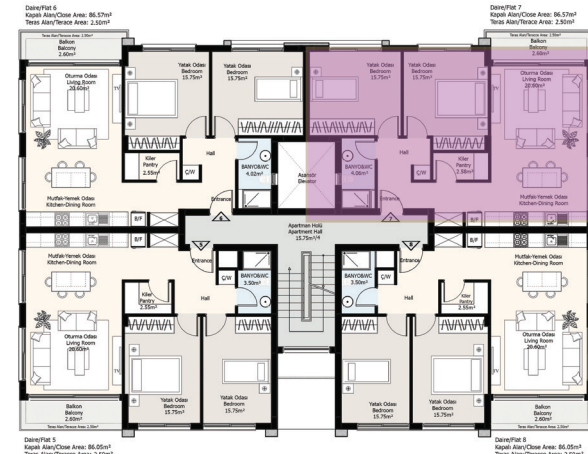
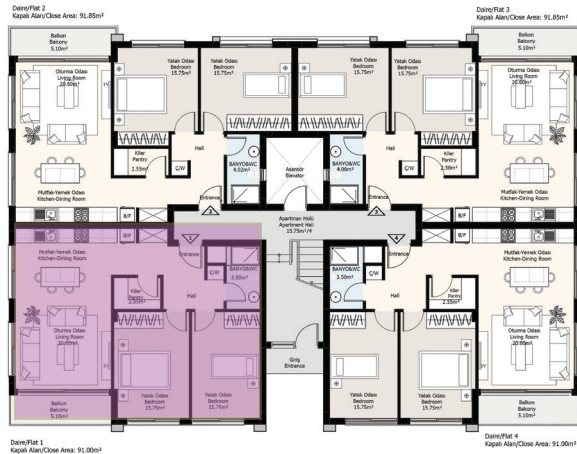
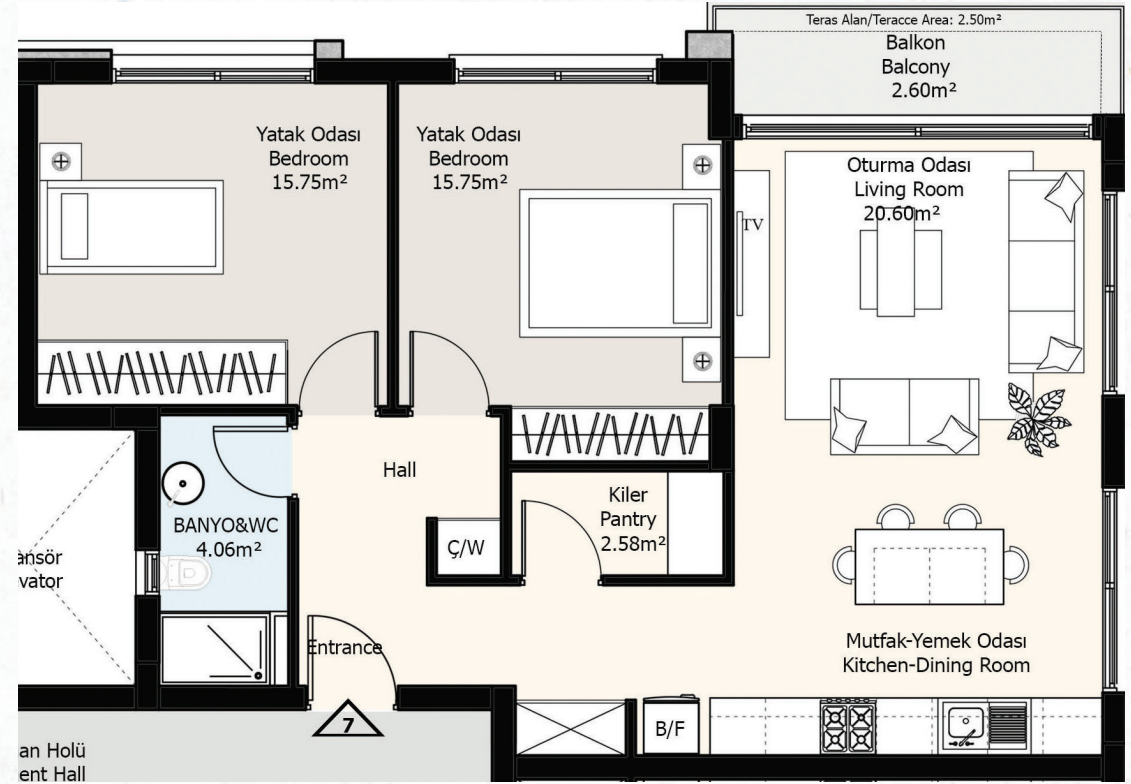
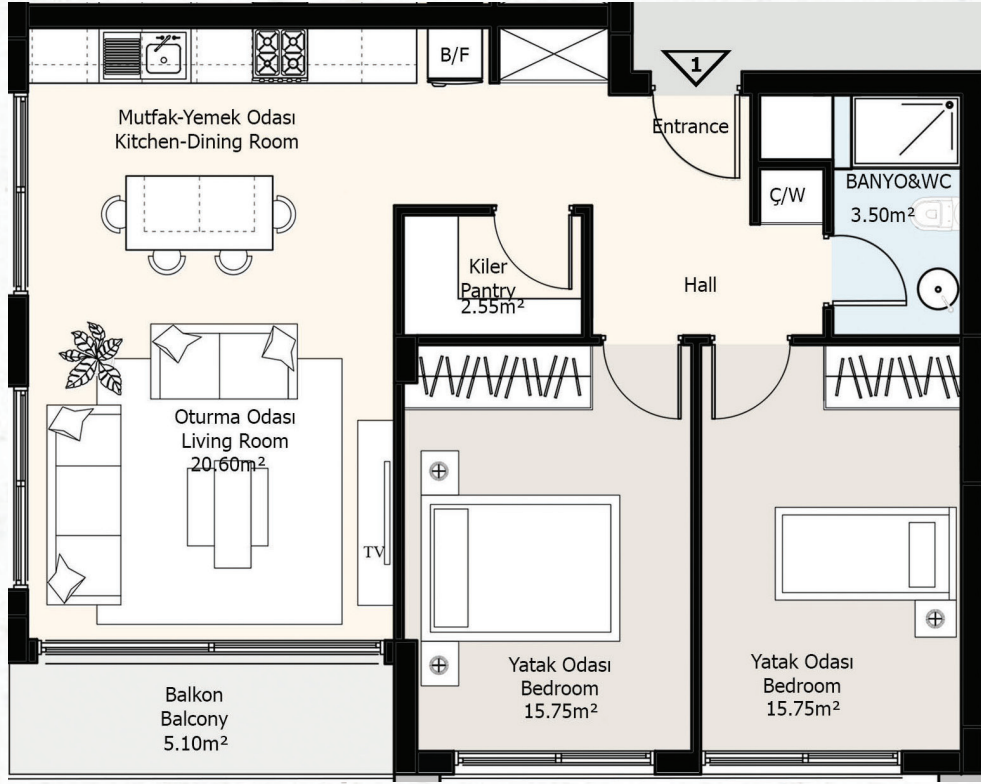


TOPLAM KAPALI ALAN / TOTAL CLOSED AREA : 261 M<sup>2</sup>

TYPE F



TYPE D



**TYPE D**

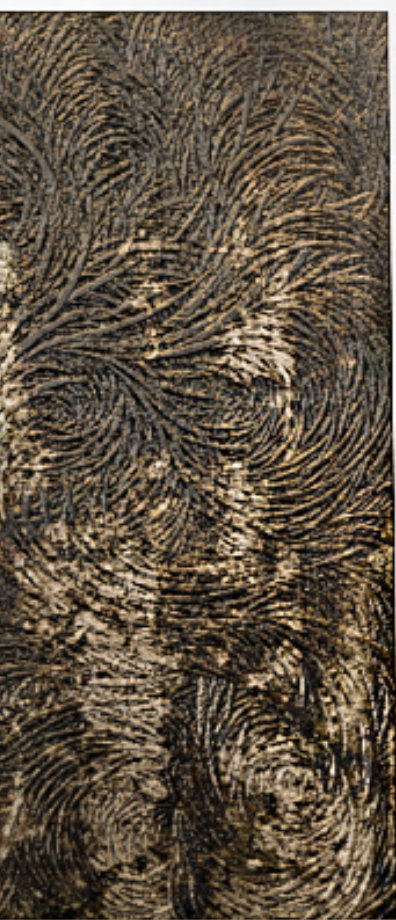
2+1 APARTMENT





2+1 APARTMENT





2+1 APARTMENT







3+1 APARTMENT





3+1 APARTMENT





3+1 APARTMENT





# TEKNİK ÖZELLİKLER



# TECHNICAL SPECIFICATIONS

**Salon - Mutfak:** Salon ve mutfak zemin alanları 60\*60 cm ebatlarında granit seramik döşenecektir. Mutfak ve tüm duvar dolapları ise Laminant kapaklı olacaktır. Apartman dairelerinde worktop tezgah, tripleks konutlarda ise akrilik veya muadili tezgah kullanılacaktır. Ayrıca salon tavanlarında 50 cm kenarlardan çerçeve şeklinde asma tavan ve gömme led spot dizisi yer almaktadır.

**Living Room & Kitchen:** Living room and kitchen floors will be furnished with 60\*60 cm ceramic granite tiles. Kitchen cabinets and all cupboards will have laminated doors. Worktops will be used in flats; acrylic or equivalent worktops will be used in three-storey houses. Furthermore, the living room has a dropped ceiling within a framework of 50 cm off the perimeter of the ceiling, the lines along which are equipped with embedded LED spotlights.

**Laminant Parke:** Tüm yatak odaları ve 2. Kat hol - koridor alanları laminant parke ile döşenecektir.

**Laminated Flooring:** All bedrooms and 2nd-floor halls and hallways are furnished with laminated flooring.

**Kartonpiyer:** Tüm evlerde salon alanı hariç tüm evin pencere perdelik alanları 11 cm kartonpiyer ile yapılacaktır.

**Crown Moulding:** In all flats and houses, all the window and curtain areas are furnished with a 11-cm crown moulding.

**Pencere & Kapı:** Tüm pencereler 3 boyut görsel çizimlere uygun çift cam alüminyum olacaktır. İç kapılar; amerikan press panel kapı, ana girişler ise masif gürgen kaplamalı, kale kilitli ahşap kapı olacaktır.

**Windows & Doors:** All the windows will be double-glazed aluminium in line with 3D visuals. Interior doors will be American press panel doors while the main entrances will be solid hornbeam-coated wooden doors with Kale Kilit locks.

**Teras ve Balkonlar:** Tüm teras ve balkon zemin döşemeleri kaymayan 60\*60 cm ebatlarında seramik döşenecektir.

**Terraces and Balconies:** All terrace and balcony floors will be furnished with 60\*60 non-slip ceramic tiles.

**WC - Banyo:** Tüm banyo - wc alanlarında duvarlar 2,4 m seviyesine kadar 30\*60cm ebatlarında fayans ile kaplanacaktır. Duşlar ise 1. Sınıf beyaz seri duş teknesi ve kabini olacaktır. Tüm tuvaletler alafranga beyaz seri olacaktır.

**WC - Bathroom:** The walls in all bathrooms and WCs will be furnished with 30\*60 cm glazed tiles up to 2.4 m from the ground. The shower stall and cabin will be 1st class white model. All toilets will be white WC bowls.



# TEKNİK ÖZELLİKLER



# TECHNICAL SPECIFICATIONS

## ***Klima Altyapısı:***

Tüm dairelerde ve tripleks konutlarda; klima altyapı bakır boruları ve elektrik tesisatı hazır bulunacaktır.

## ***Su deposu sistemleri:***

Su ısıtma sistemleri Demirdöküm marka 80 gl boiler ile yapılacaktır zeminde ise her konut için 1 adet 2 tonluk poliüretan, ayaklı su deposu ve 1.0 HP. su motoru ile hidrofor takılacaktır.

## ***Merkezi Jeneratör:***

Tüm site sakinlerine hizmet veren tek noktadan kontrolü sağlanan sessiz kabin merkezi site jeneratörü olacaktır.

## ***Boya:***

Proje görsellerindeki dış cephe boyları aynı renk ve malzemeler ile tamamlanacaktır. Yaşam hacimlerinin iç duvar renklerinde; ev sahipleri en fazla 3 ayrı renk seçilebilmektedir.

## ***Havuz:***

Site içerisinde şezlong ve yürüyüş alanları ile beraber 1 adet ortak kullanıma açık havuz bulunmaktadır. Havuzun derinliği 1.40 m'dir.

## ***Otopark:***

Her apartman dairesi için 1 adet otopark, her tripleks konut için üzeri kapalı 2 adet otopark düşünülmüştür.

## ***AC Infrastructure:***

The copper tubing and electrical wiring for air conditioning will be ready in all flats and three-storey houses.

## ***Water tank systems***

Water heating system will be Demirdöküm 80 gl boiler while one two-tonne polyurethane, stand-alone water tank and 1.0 HP. water engine with a booster pump.

## ***Central Generator:***

A single-station, silent-cabin central generator will be installed that will serve all residents in the development.

## ***Paint:***

The same colours and materials as in the project visuals will be used for exterior painting. For interior painting, the residents can choose up to three different colours.

## ***Swimming pool:***

The development includes chaise-lounges, walking trails, and one 1.40 m-deep common-use swimming pool.

## ***Carpark:***

One parking space has been designed for each flat and two covered parking spaces for each three-storey house.

# TEKNİK ÖZELLİKLER



# TECHNICAL SPECIFICATIONS

## ***Bahçe ve Teraslar:***

Zemin kat apartman daireleri; konut alanları dışındaki zemin bahçelerini kullanabileceklerdir. 1.Kat apartman daireleri ise apartman çatı teraslarını kullanabileceklerdir. Tripleks konutlar ise her birine ait zeminde bulunan arka bahçelerini ve kendi çatı teraslarını kullanabileceklerdir.

## ***Gardens and Terraces:***

Occupants of ground-floor flats will be able to use the gardens immediately outside their housing space. 1st-floor flat owners will be able to use their roof terraces. Occupants of the three-storey houses will be able to use their own backyard on the ground and their roof terraces.

## ***Site Yönetimi:***

Site bakım ve giderleri seçilen firma tarafından yapılacak ve aylık aidat ücretleri ise konut ve daire sahipleri tarafından sitede yaşamakta olan hane sayısına bölünerek ödenecektir.

## ***Management:***

A selected firm will be responsible for the maintenance and expenses of the development and the monthly maintenance charges will be paid by the occupants of the development based on the division of the maintenance expenses by the number occupied flats and the houses.

## ***Garanti:***

Apartman daireleri ve tripleks konutlar; 1 yıl boyunca tüm işçilik ve malzemeler Yapım İnşaat tarafından garanti kapsamındadır.

## ***Warranty:***

All workmanship and structural components used in the flats and three-storey houses are under the warranty of Yapım İnşaat for a full year.





# SOSYAL YAŞAM HARİTASI



# SOCIAL LIFE MAP

## SİNEMA | CINEMA



Lemar Cineplex Sinema  
Starlux Sinema

## EĞİTİM | EDUCATION



Girne Amerikan Üniversitesi  
Oğuz Veli Ortaokulu  
Duet Academy

## MARKET



Lemar Supermarket  
Nusmar Market

## KAFE | CAFE



Yemen Kahvesi  
Pascucci  
Şapka  
Gloria Jeans

## ECZANE | PHARMACY



Eczane

## HASTANE | HOSPITAL



GAU Hastanesi  
(Yapım Aşamasında)

## RESTORAN | RESTAURANT



Chinese House Restaurant  
Hürdeniz Balık Restaurant  
The Meyhane  
Archway Restaurant

## HOTEL



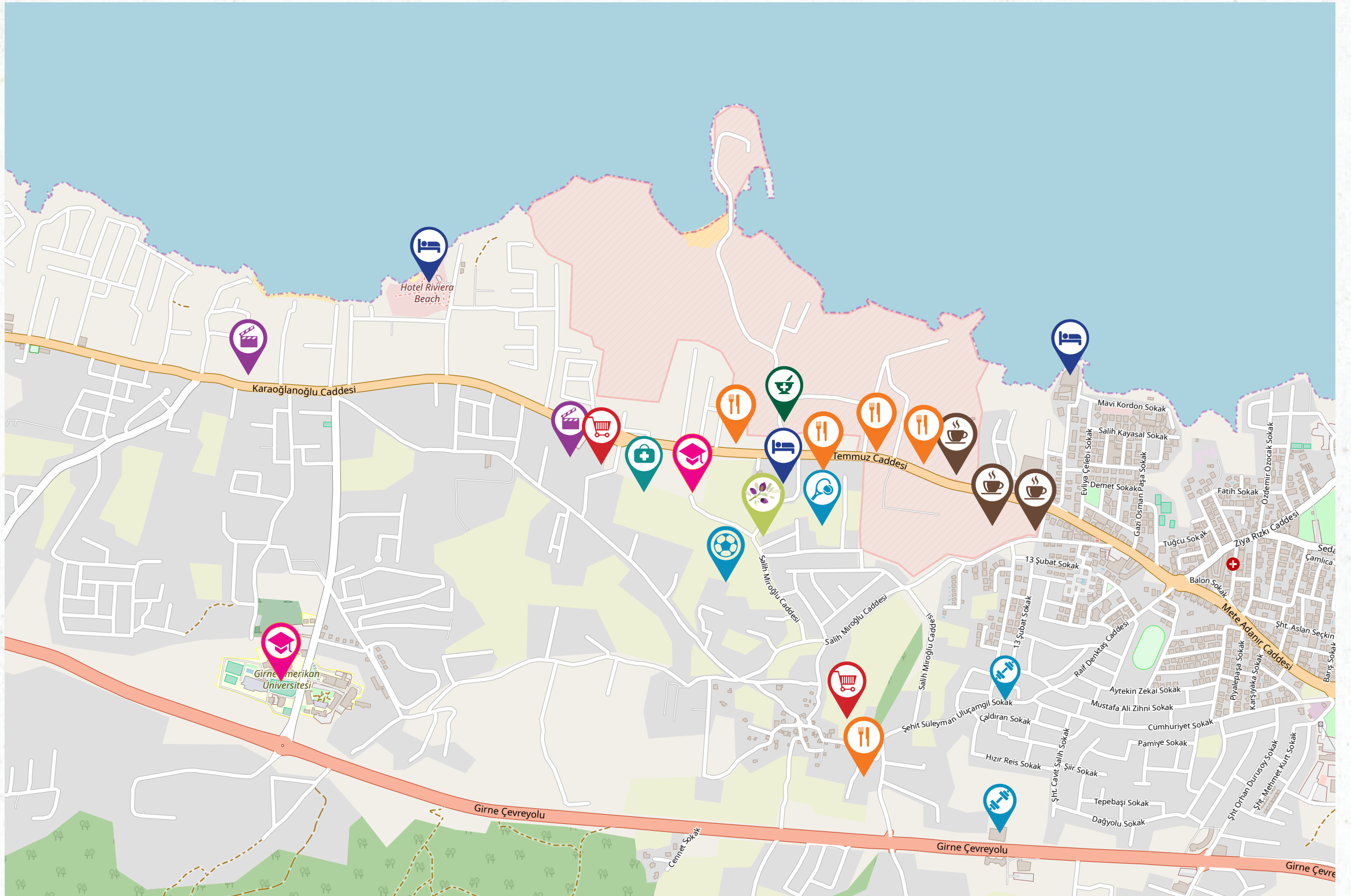
The Ship Inn Hotel  
Jasmine Court Hotel

## SPOR SALONLARI | FITNESS CENTER



Mpower Gym  
Pumps Fitness & Gym  
Halı Saha  
Tenis Kortu





Hotel Riviera Beach



Karaoglanoglu Caddesi



Mavi Kordon Sokak

Salih Kayasal Sokak

Evliya Çelebi Sokak

Demet Sokak

Salih Miroglu Caddesi

13 Şubat Sokak

13 Şubat Sokak

Rafif Deniztaş Caddesi

Aytekin Zekai Sokak

Mustafa Ali Zihni Sokak

Cumhuriyet Sokak

Pamiye Sokak

Hızır Reis Sokak

Şiir Sokak

Tepebaşı Sokak

Dağyolu Sokak

Fatih Sokak

Tuğcu Sokak

Balon Sokak

Mete Adanır Caddesi

Şiir Aslan Seçkin

Şiir Barış Sokak

Piyalepaşa Sokak

Karşıyaka Sokak

Şiir Orhan Durusoy Sokak

Şiir Mehmet Kurr Sokak

Seda Çamlıca

Seda Çamlıca

Girne Çevreyolu



Girne Amerikan Universitesi



Cemeter Sokak

Girne Çevreyolu

Girne Çevreyolu





  
yapım inşaat  
müteahhitlik ltd.

**EMIC**  
Euro-Mediterranean Investment Company Ltd

**emyap**  
DEVELOPMENT LTD.





# Zeytin Homes

Zeytin Homes bir **emyap** projesidir.  
*Zeytin Homes is an* DEVELOPMENT LTD. *project.*



  
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