
SVG

INVESTMENT CASE
NORTH CYPRUS

SVG
SKYLIGHT VENTURE GROUP
Building Wealth For Generations

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WELCOME TO NORTH CYPRUS



STRATEGIC LOCATION IN THE MEDITERRANEAN

NORTH CYPRUS

is located at the eastern corner of the Mediterranean sea, lying at the crossroads of Europe, Africa and Asia. Cyprus, for centuries has been a **strategic platform** for other large major world players.

- **The country** is easily reachable from other major sources and potential investment markets.
- **Ercan** international terminal has made travel for those with european visa issues more accessible as they can enter North Cyprus without the european restrictions.
- Convenient time zone for international business
- North Cyprus is still an emerging country due to its unrecognised status
- Competitive tax incentives for businesses and individuals
- Politically independent and financially backed by Turkey
- Lifestyle/culture

STRATEGIC LOCATION IN THE MEDITERRANEAN

Cyprus is in a unique location enabling fast access to Asia, Europe, the Middle East and Africa. Due to the strategic location, many businesses choose to be head quartered or have a branch in Cyprus.

- Europe flight time is between **2-5 hours**
- Middle East flight time is between **1-3 hours**
- Asia flight time is between **6/8 hours**
- Africa flight time is between **4/6 hours**



INTRODUCTION TO THE PROPERTY MARKET IN NORTH CYPRUS

Since the 1990s, international investors have shown a keen interest in purchasing property in North Cyprus. Initially, the majority of these investors hailed from the **United Kingdom**, and between 1990 and the early 2000s, the market experienced remarkable growth. Investors discovered that they could acquire beachfront residential properties for as little as **30,000 GBP**, thanks to affordable payment plans. North Cyprus, lacking exposure in international markets, relied heavily on word-of-mouth recommendations, resulting in locals, developers, and other professionals delivering exceptional service.

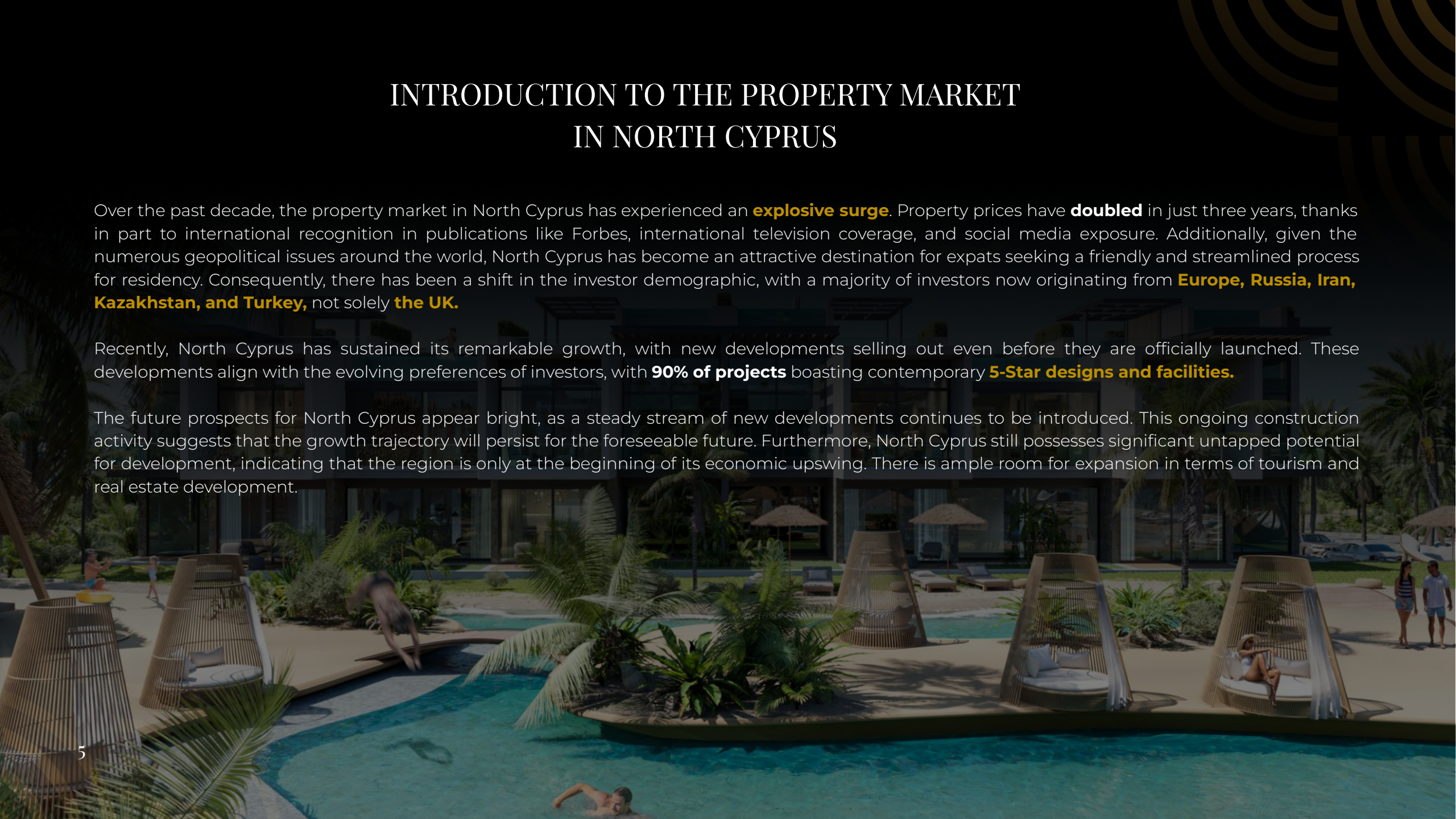
As the 2000s progressed, North Cyprus continued to thrive, benefiting from increased economic strength with support from Turkey and attracting international investment. The country began gaining recognition on the global stage as an emerging market, offering **significant capital growth** and **rental income opportunities** for property investors.

INTRODUCTION TO THE PROPERTY MARKET IN NORTH CYPRUS

Over the past decade, the property market in North Cyprus has experienced an **explosive surge**. Property prices have **doubled** in just three years, thanks in part to international recognition in publications like Forbes, international television coverage, and social media exposure. Additionally, given the numerous geopolitical issues around the world, North Cyprus has become an attractive destination for expats seeking a friendly and streamlined process for residency. Consequently, there has been a shift in the investor demographic, with a majority of investors now originating from **Europe, Russia, Iran, Kazakhstan, and Turkey**, not solely **the UK**.

Recently, North Cyprus has sustained its remarkable growth, with new developments selling out even before they are officially launched. These developments align with the evolving preferences of investors, with **90% of projects** boasting contemporary **5-Star designs and facilities**.

The future prospects for North Cyprus appear bright, as a steady stream of new developments continues to be introduced. This ongoing construction activity suggests that the growth trajectory will persist for the foreseeable future. Furthermore, North Cyprus still possesses significant untapped potential for development, indicating that the region is only at the beginning of its economic upswing. There is ample room for expansion in terms of tourism and real estate development.



REASONS TO INVEST IN TO TRNC



Building Boom



High demand for Commercial Property



Low crime rates



Flexible Payments Plans



On arrival Visa



Low Taxes



High Rental Demand



Online Residency Application



Excellent High Education



High Demand for Residential Property



Mediterranean Lifestyle + 300 days Of sun



High capital Appreciation & rental Yields

DEMOGRAPHIC

In recent years, North Cyprus has emerged as an increasingly attractive and culturally diverse hub, drawing a considerable influx of tourists, investors, and families who are choosing to relocate to this idyllic island. **As of 2023**, the estimated population of the island stands at approximately **350,000** individuals, as reported by UN Data.

North Cyprus boasts a harmonious coexistence of diverse nationalities, with residents from various backgrounds seamlessly integrating with one another. A significant portion of this multicultural population has chosen to make North Cyprus their permanent residence, often selecting the island as their retirement destination due to the compelling factors previously outlined. Additionally, some individuals opt to invest in properties in North Cyprus for the purpose of utilizing them as holiday homes or generating passive income. This corporate-friendly environment fosters a thriving community that embraces multiculturalism and caters to a range of lifestyle choices and investment opportunities.

2%

**RUSSIAN
COMMUNITY**

2.5%

**KAZAKHSTAN
COMMUNITY**

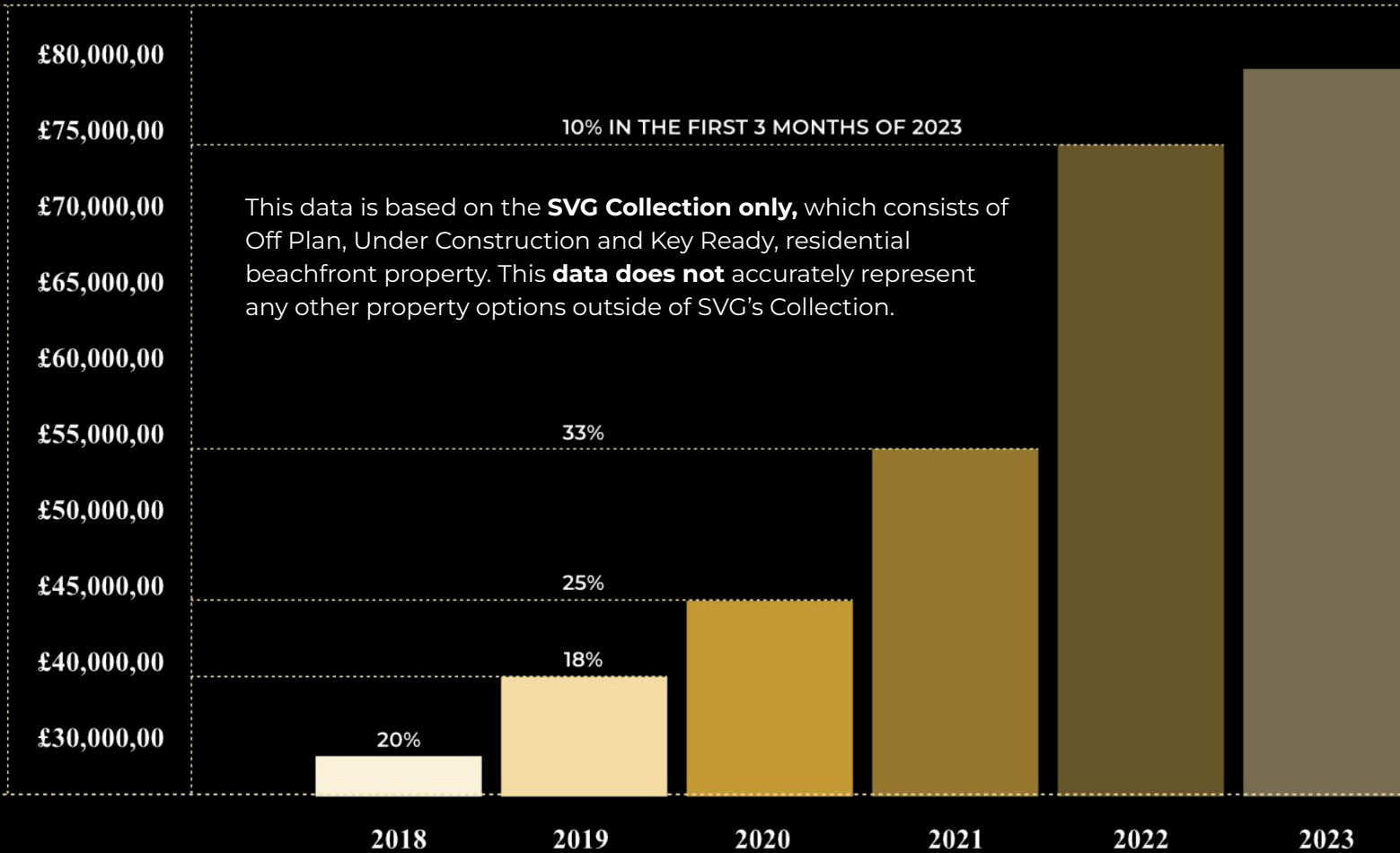
4%

**IRANIAN
COMMUNITY**

3%

**EUROPEAN
COMMUNITY**

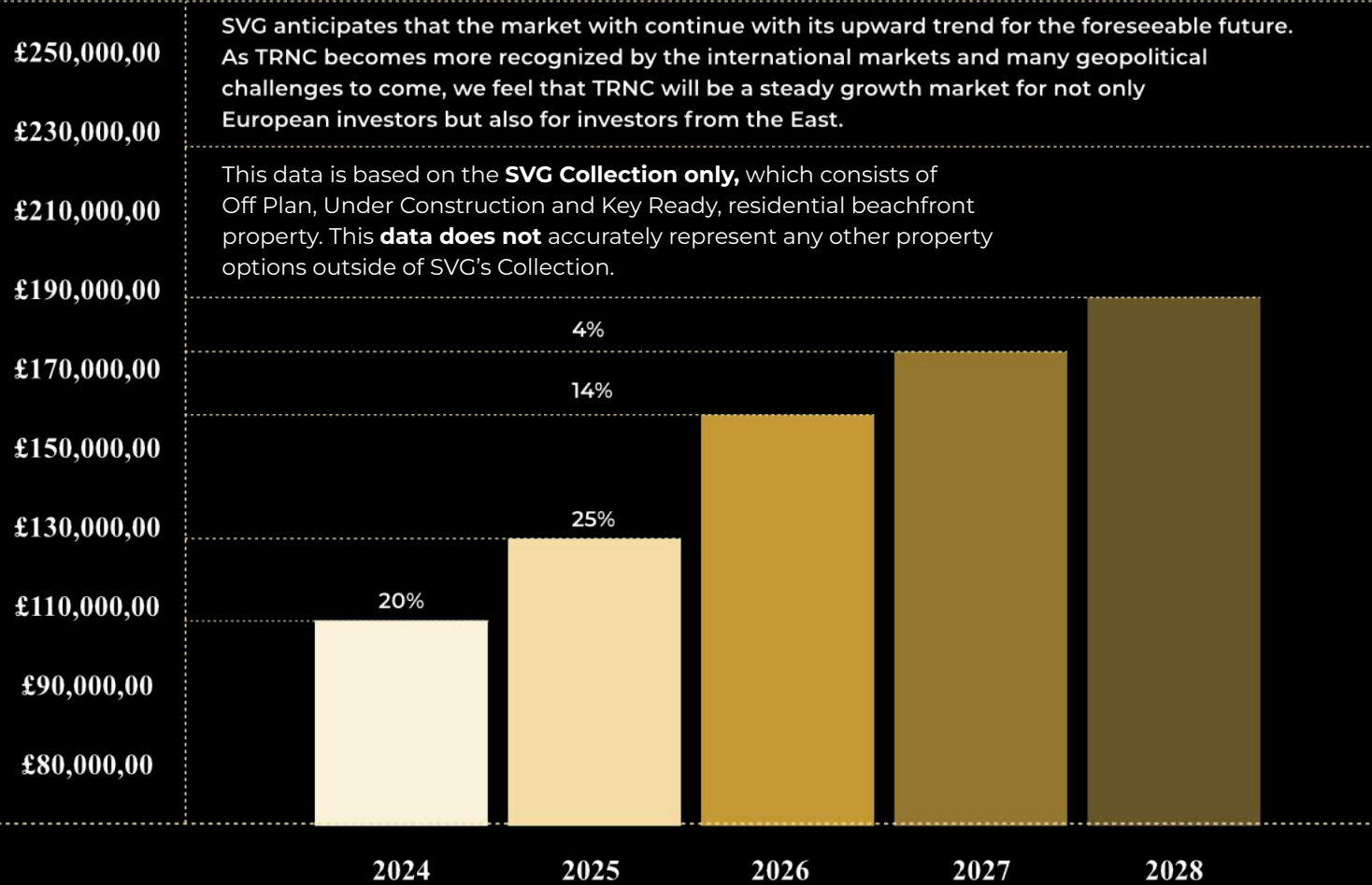
HISTORIC CAPITAL GROWTH DATA



DISCLAIMER:

The graphical representation showcasing property value increase from 2018 to 2023 is based on historical data and trends. While efforts have been made to ensure accuracy, this information may not reflect the current or future state of the real estate market. Past performance is not indicative of future results, and property value appreciation can vary based on numerous factors. Please note that this disclaimer is intended to provide general information and should not be construed as exhaustive or comprehensive advice. The graphical representation is for illustrative purposes only and should not be relied upon as the sole basis for making property-related decisions.

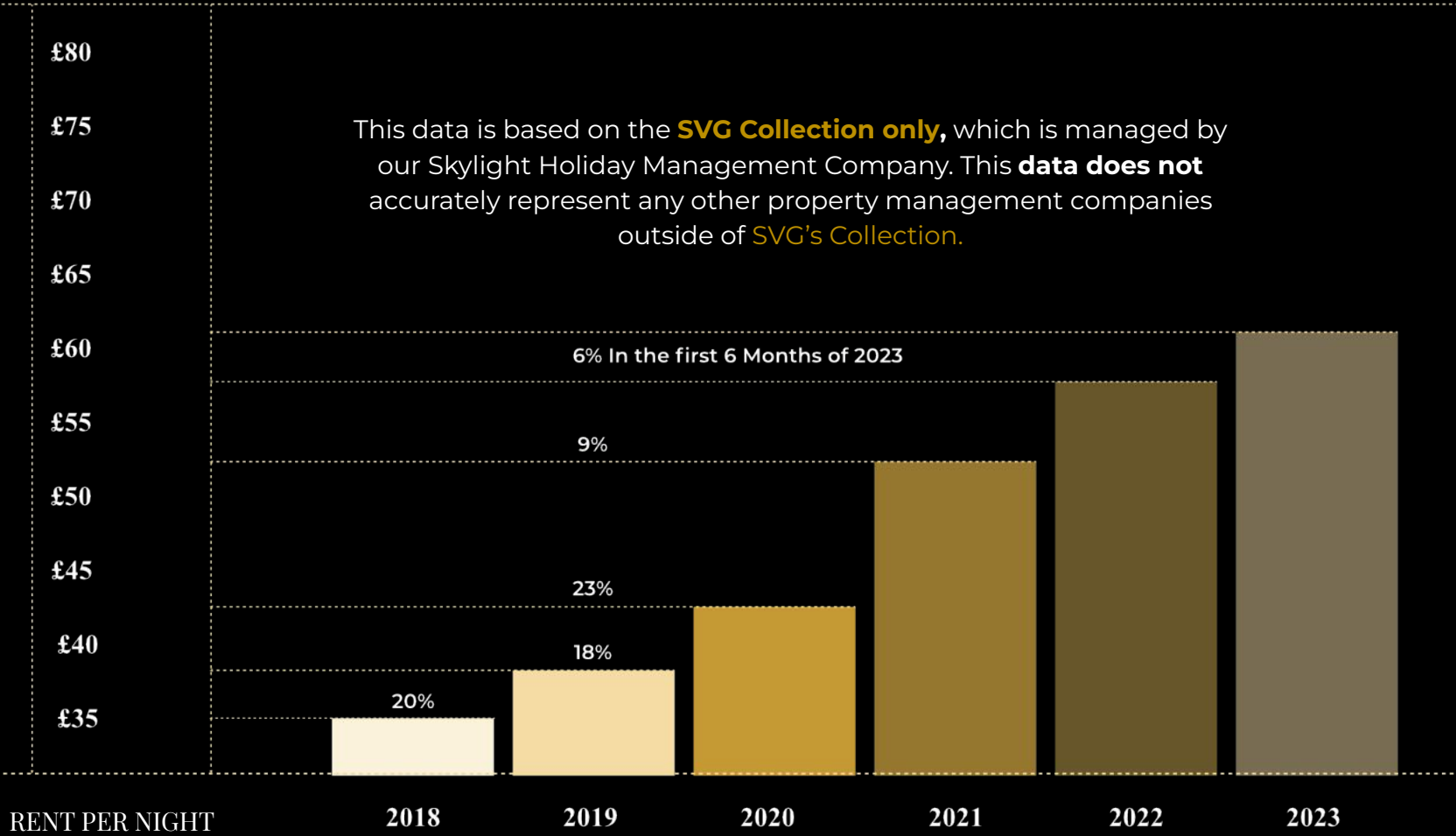
PROJECTED CAPITAL GROWTH FORECAST



DISCLAIMER:

The graphical representation showcasing the projected property value increase from 2023 to 2028 is based on projections and assumptions made by experts or industry sources. These projections are subject to various uncertainties and risks, including economic conditions, market fluctuations, policy changes, and unforeseen events. Therefore, the actual property value increase may differ from the projections presented. Please note that this disclaimer is intended to provide general information and should not be construed as exhaustive or comprehensive advice. The graphical representation is for illustrative purposes only and should not be relied upon as the sole basis for making property-related decisions.

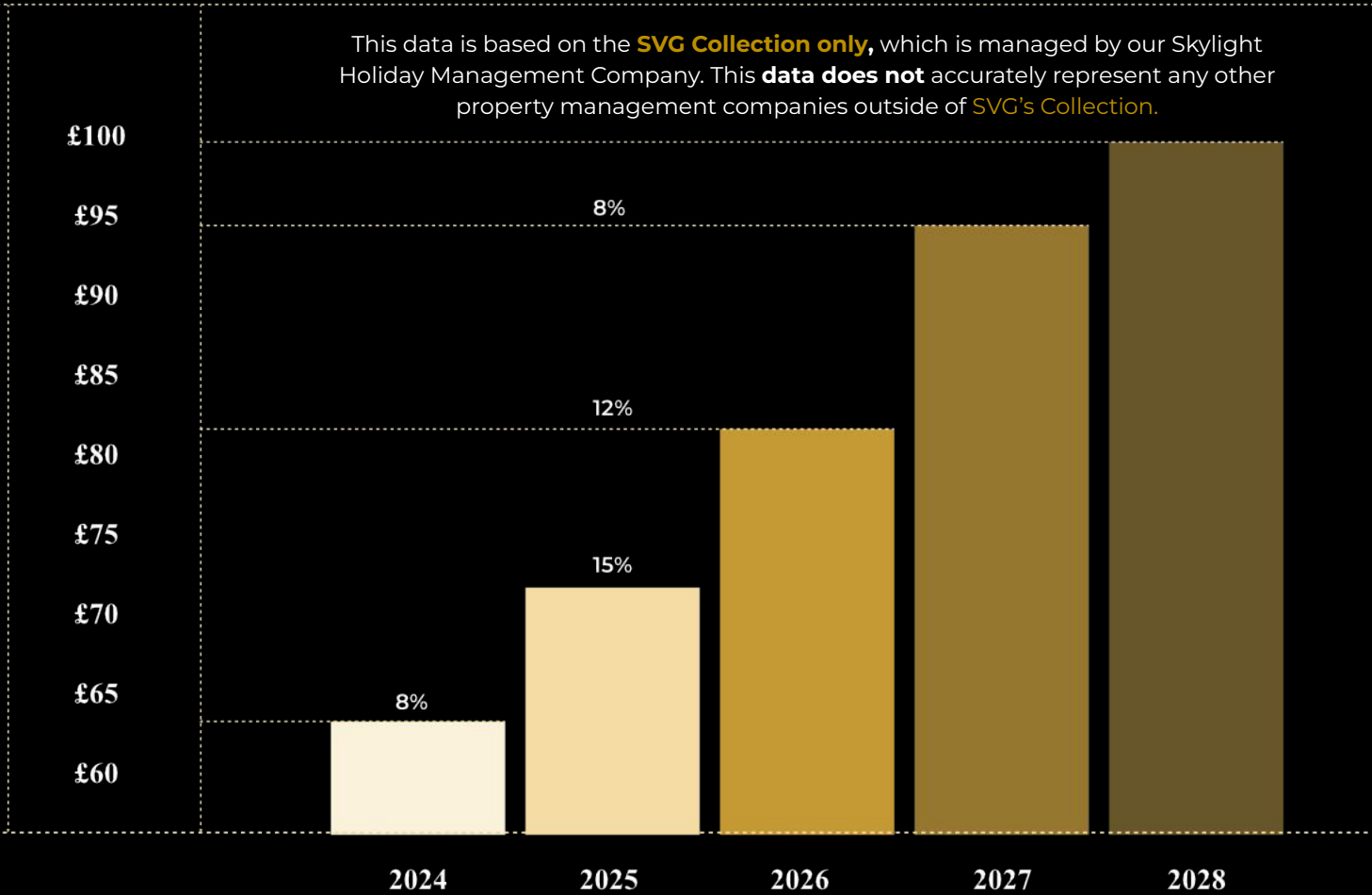
HISTORIC RENTAL DATA



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PROJECTED RENTAL INCOME FORECAST



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A SNAPSHOT OF OUR SVG COLLECTION



<p>PAYMENT PLAN</p>	<p>£5,000 Reservation Fee 30-40% Down Payment</p> <p>Remaining paid over 36-48 Months Interest 7-year Loan Available Completion 2023, 2024, 2025, 2026</p>
<p>PROPERTY TYPES</p>	<p>Studio – £85,000 1 Bedroom – £115,000 2 Bedroom – £160,000</p>
<p>BUYING COSTS</p>	<p>5% VAT 0.5 Stamp Duty 12% Title Transfer</p> <p>Furniture Utilities</p>
<p>FACILITIES</p>	<p>Communal Pools & Aqua Park Indoor Pool & Spa Fine Dining Restaurants Gym & Sports Facilities Shopping Centre</p>

SVG COLLECTION CASH FLOW EXAMPLE

North Cyprus Property Investment Options			
Properties	TBC		
Type	Studio		
Unit Number	TBC		
Completion	TBC	Plus 4 months grace period	
Bedrooms	STUDIO		
Total Size	41m2 interior - 16m2 patio terrace	EXAMPLE	
Price	£90.000		
VAT 5%	£4.500		
StampDuty 0.5%	£450		
Transfer Fee 12%	£10.800		
Solicitor Fee	£1.000		
Utility Fee	£1.500		
*Furniture Pack (approx)	TBC		
TOTAL COST	£108.250		
*Furniture	AC/Whitegoods/bedroom/lounge/soft furnishings		

Payment Plan	TBC		
Type	Studio		
Unit no	TBC	Due Date	
Costs (Solicitor + SD)	£1.450	Upfront	Paid to solicitor for stamp duty payment (register property in land registry office)
Reservation	£5.000	Upfront	Paid upfront to developer to reserve property * take off market for 30 days
30% Deposit	£22.000	TBC	
Transfer Fee 6%	£5.400	Paid on contract registration	
70% Payment	£63.000	TBC	Over 48 months interest free. - £1,312GBP monthly
Furniture	£0	September 2025	Paid 3 months before key handover
VAT & Utility connection	£6.000	December 2025	Paid at key handover
Transfer Fee for Title Deed	£5.400	December 2025	Paid at key handover
TOTAL	£108.250		

ANNUAL RETURNS		TBC				
Type	Studio					
Unit no	TBC					
Rental Income	£17.640	Projected yearly				
Maintenance Fee p.a	£840	yearly in advance				
Management Costs 20%	£3.528	on booking on apartment				
Rental Income Tax 16%	£2.822					
NET Income	£10.450					
NET RETURN AFTER TAX	%11,61					
PROJECTED RENTAL PRICES (PER NIGHT)						
Months	STUDIO		ONE BED		2 BED	STUDIO PER MONTH
FEBRUARY-APRIL	£ 60	£ 70	£ 80	£ 5.400,00		
MAY-JULY	£ 75	£ 85	£ 95	£ 6.750,00		
AUGUST-SEPTEMBER	£ 90	£ 100	£ 110	£ 5.400,00		
OCTOBER	£ 75	£ 85	£ 95	£ 2.250,00		
NOVENBER-JANUARY	£ 60	£ 70	£ 80	£ 5.400,00		
TOTAL at 100% occupancy rate					£	25.200,00
TOTAL at 70% occupancy rate					£	17.640,00
*Miscellaneous Payments: KibTek Electricity connection / Annual Council tax fee / Garbage collection fee / water / internet						

CLIENT BASED TESTIMONIES



I have been investing with Skylight Venture Group for the past year and I would highly recommend this company if you are looking to invest in your future. Their service was excellent and very knowledgeable. I will continue to invest and grow with them in the future

MRS C MASON
UNITED KINGDOM



As a first time investor, I was nervous about the process. Skylight Venture Group put my mind at total ease. They are highly knowledgeable and helped provide excellent advice with returns better than I had initially thought. Looking forward to our continued working relationship moving forward. Mr. Singh

MOHAMMED SINGH
UNITED KINGDOM



Great advice and knowledge on 1st time investments, plus a tailored package for building wealth. Can only see good things coming now that I have joined the Skylight team

NEILL LEWIS
UNITED KINGDOM



We have been working with Skylight venture group on quite a few deals. They have a very professional approach to everything they do. For them client always come first. Their attention to details is next to none: from legal side of the business to completion of the deal. Clients feel in good hands with them.

KENSINGTON GROUP
CYPRUS

SVG

AN EXCLUSIVE PRESENTATION

SVG

SKYLIGHT VENTURE GROUP

Building Wealth For Generations