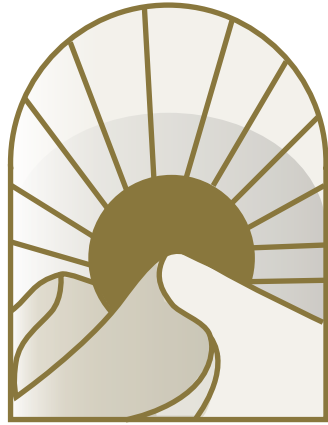


FRONT COVER



**MONTE
DEL SOL**
RESIDENCES
— Catalköy —

BACK COVER



**MONTE
DEL SOL**
RESIDENCES
— Catalköy —

A unique fusion of
URBAN LIFE &
GREEN SPACES





Welcome To

**MONTE DEL SOL
CATALKOY**

Monte Del Sol Residences stands as a remarkable blend of urban sophistication and natural charm. Envisioned as the green heart of North Cyprus, this unique destination is part of the Kyreniacity.

Its strategic location between Historic Downtown Kyrenia and scenic mountains, behind three 5 stars casino hotels providing swift access to the private beach clubs, placing it at the crossroads of the city's vibrant life.

*Yet, it's not just about the location; it's about having
everything you need right at your doorstep.*

From the tranquillity of Beşparmak Mountains , and the prestige of the Korenium golf course, every aspect of life here is about convenience and quality. Whether it's leisure, shopping, or sporting activities, Monte Del Sol Residences has it all, making it the perfect spot for those who want the essentials of life within easy reach.

Monte Del Sol Residences offers a serene escape within the city, perfect for leisurely walks or family outings.



SITE 3D



5 minutes to MOUNTAIN
 8 minutes to BEACHES
 15 minutes to CITY CENTRE

A place where like-minded

PEOPLE COME TOGETHER
TO CREATE, SHARE,
AND EXPERIENCE
THE JOY OF LIVING



A vibrant
**COMMUNITY
CAFE & HUB**

Monte Del Sol residences is a vibrant community hub promoting a creative and socially active lifestyle, which is enhanced by the serene beauty of the Çatalköy village.

From casual meetups in the common areas to engaging events, every moment provides an opportunity for inspiration and connection.



Life's
**T A P E S T R Y ,
U N R A V E L E D**

Offering a delightful blend of modernity and comfort, the property perfectly combines Monte Del Sol's signature style of simplicity and creativity with the elegance. Each living space is designed to evoke the spirit of freedom and joy in life, providing an ideal balance of luxury and functionality.





Canvas,

FOR YOUR, LIFESTYLE

Monte Del Sol' units embody both artistic design and practical elegance. From cosy one-bedroom apartments to spacious two- and three- bedroom homes and luxuriousthree-bedroom townhouses, each space is designed to meet the diverse needs of dynamic, creative people.





Embracing, LIGHT & LUXURY

Inside, the residences are a canvas of light and luxury. The open-plan design, complemented by warm, earthy tones and natural materials, creates an inviting atmosphere, perfect for both relaxation and creative expressions.



The ceiling heights are above four meters and average aluminium facades are brought and inviting. You will control the lights whenever you need it naturally.





A blend of

LEISURE, LUXURY
& VIBRANT LIFESTYLE



THE ESSENCE OF LEISURE

Monte Del Sol, Residences, amenities aren't just facilities; they are the backdrop to your dynamic life.

Dive into the huge common pools, perfect for both energetic swims and relaxed lounging, reflecting the youthful spirit of Monte Del Sol. The outdoor gym, cater to those impromptu bursts of energy and fitness goals.

As dusk falls, there's a 5 mile walking paths enabling to start your day fresh. BBQ zones and communal spaces become the heart of social life, ideal for making memories.

SITE 3D

HIKING

Time spend in nature..

Improve your sense of balance with hiking in the mountain in your daily life.

Walking in nature supplies you air rich in oxygen, this fresh air promotes deep breathing for the body...



Close to four in ten say that nature and wildlife are more important than ever to their wellbeing (March 2022)
In Monte del Sol you'll have 5 mile hiking route within tranquility.



ORGANIC GARDENS

Enjoy & Acknowledge

Enjoy handpicked daily produce and acknowledge what goes in your body.

More than 35 different fruit trees will be planted providing you an adequate home gardening knowledge.

%75 of processed foods contains genetically engineered ingredient. Organic produce is also associated with lower body mass index.

YOGA HILL

Elevate your life

Focus inward during yoga sessions and being more satisfied with your body with detaching from your everyday stresses.





SPA, SAUNA & BEAUTY CENTER

Massage therapy enhances your blood circulation reducing tension and speeding the healing of soft tissues.



SHUTTLE SERVICE & KIDS DAYCARE

Providing to and back services to various destination within the city will ease your lifestyle.

Homeworks and childcare will be necessary for any busy family.



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SKATEPARK

For children, play areas are more than just playgrounds; they are spaces of joy and exploration. For the future generation we provide skatepark, top notch playground, and various sports facilities to improve their mobile skills and social life.



Only one in four children play out regularly on their streets compared to their grandparents generation.



KIDS PLAY

Fun

Socializing outside of their immediate family understand risk-taking, how to listen and understand others.

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RESTAURANT

CAFE





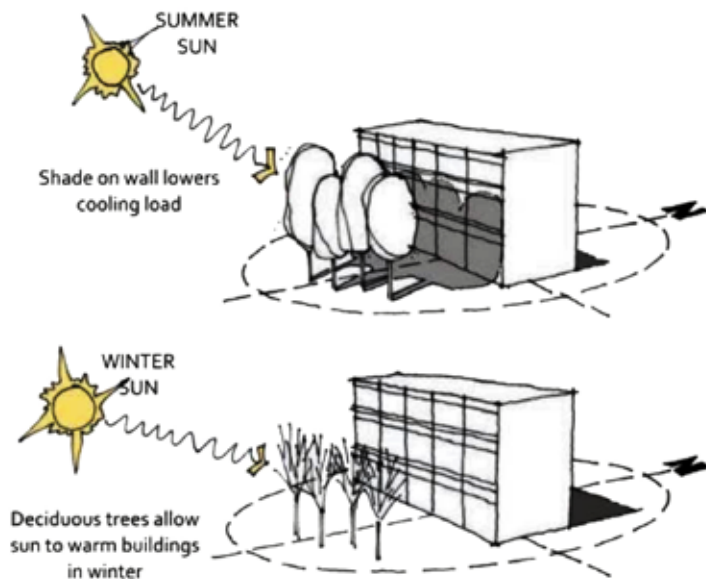
CONCIERGE SERVICE

*Personal assistants for almost
all aspects*

*Endless opportunities
& scenarios...*

PASSIVE ENERGY SAVING

Our landscape strategy for passive solar heating during different seasons will enable you to save more budget, other than heating



I O T

Increase efficiency and productivity of household appliances with reduce costs using predictive IOT maintenance.

Cyprus is the 5th safest country in the world.