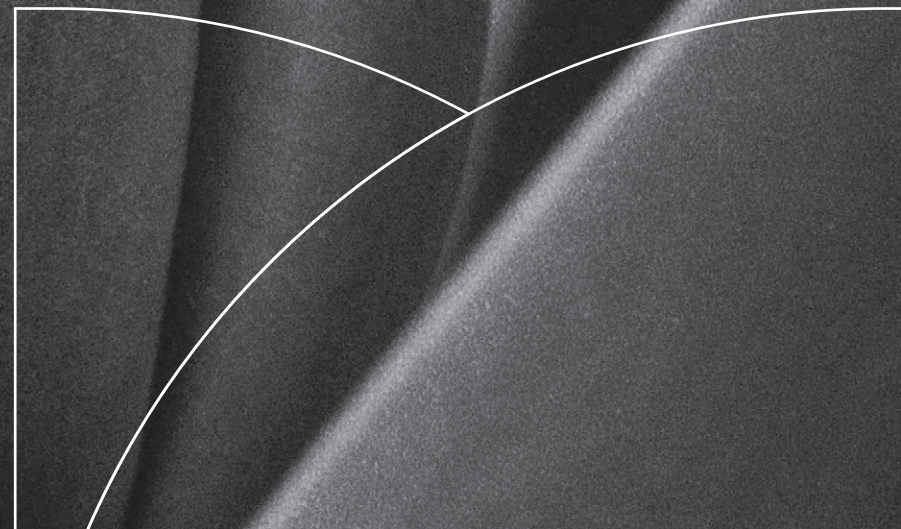




TULIPA
cypria
VILLAS





by
GREYDIAMOND
MANAGEMENT LTD

Tulipa Cypria

Emerging from Northern Cyprus's lush terrain, the harbinger of spring, Tulipa Cypria...

Cradled by the delicate waltz of March's zephyrs and blooming into the warm embrace of the April sun, this native beauty echoes the island's soul with its silent yet dignified presence. It bears the hallmark of an aesthetic philosophy; with petals shielded in rarity, hues of deep crimson, and a poised elegance that unveils its grandeur in fleeting, precious moments.



the
essence of
exclusive
living



An embodiment of luxury designed for those who appreciate the finer aspects of life. Inspired by the rare and protected Tulipa Cypria, a symbol of Northern Cyprus's natural heritage, this exclusive project blends the elegance and sophistication of modern living with the timeless beauty of the island's landscape.



With only twelve bespoke villas, each crafted to offer unmatched comfort, privacy, and a deep connection to nature, Tulipa Cypria represents a unique opportunity to experience a lifestyle defined by exclusivity, innovation, and refined simplicity.



Comfort *and innovation*

Indulge in the tranquillity of the exquisitely landscaped gardens that envelop each villa. Step into nature's embrace and immerse yourself in its beauty. With your personal pool and garden kitchen, you can relish the epitome of outdoor living, all while basking in the natural splendour and savouring culinary delights.



Living in elegance *and style*

The kitchen garden design complements the carefully crafted outdoor space, tailored to the villa's volume and facade openings, completing a harmonious interplay of architecture, interior, and landscape.



A modern, multi-story villa at night, illuminated from within. The building features large glass windows and balconies with glass railings. In the foreground, there is a swimming pool with a fountain and a paved outdoor area with a dining table and chairs. The scene is set against a dark blue sky.

Step into sheer luxury

Step in to
sheer luxury
where every detail
has been thoughtfully
designed and reflects the
epitome of architectural
elegance. Each villa perfectly
blends lavish contemporary
design and stunning views,
offering a haven of
elegance and
comfort.



Luxurious *and inviting*

The glass facades of the villas invite breathtaking views and natural light into your home, while elegant and luxurious living areas merge with the warmth of the fireplace, offering a sophisticated lifestyle.





Refinement *at the first step*

The spacious and luminous entrance of Tulipa Cypria welcomes you with grace. Marble-clad staircases, ceramic-tiled flooring, and carefully chosen lighting harmonise to create a warm and luxurious reception.



Where aesthetics *meet functionality*

Designed with meticulous attention to detail, the workspaces integrate business with tranquillity. Bathed in natural light from expansive windows and defined by minimalist design, these rooms offer the perfect environment for enjoying the comforts of working from home.





Modern touches, *boundless living*

The VRF air conditioning system, central ventilation, and underfloor heating offer balanced comfort throughout the year; while bespoke open kitchens, high ceilings, and smart system management highlight ease and spaciousness in every detail.





Elegance in repose:
A waken to serenity
every morning





PLOT	Garden Area m ²	Basement m ²	1. Floor m ²	2. Floor m ²	Roof Terrace m ²	Total Area m ²	Pool m	Outdoor Kitchen Area m ²	Outdoor Seating Area	Open Car Park	Landscaping
1	639	136	130	117	139	383	9 x 3.5	23	Yes	2 Cars	Yes
2	657	136	130	117	139	383	9 x 3.5	No	Yes	2 Cars	Yes
3	630	136	130	117	139	383	9 x 3.5	23	Yes	2 Cars	Yes
4	619	136	130	117	139	383	9 x 3.5	23	No	2 Cars	Yes
5	675	136	130	117	139	383	9 x 3.5	23	Yes	2 Cars	Yes
6	600	136	130	117	139	383	9 x 3.5	23	No	2 Cars	Yes
7	654	136	130	117	139	383	9 x 3.5	23	Yes	2 Cars	Yes
8	695	136	130	117	139	383	9 x 3.5	No	No	2 Cars	Yes
9	700	136	130	117	139	383	9 x 3.5	23	No	2 Cars	Yes
10	700	136	130	117	139	383	9 x 3.5	23	No	2 Cars	Yes
11	711	136	130	117	139	383	9 x 3.5	23	No	2 Cars	Yes
12	695	136	130	117	139	383	9 x 3.5	23	Yes	2 Cars	Yes

 NORTH



Site Plan

Embrace a life of privilege and refinement, surrounded by the natural beauty of the Mediterranean.



Project *features*

Project TULIPA CYPRIA located in the Çatalköy area of TRNC, with great views both on the mountains and to the seashore. The total area of the project is more than 8 dönüm, having 12 lux villas, with each plot area of 600-700 m². The location of the project provides unique features, having close location to the Bellapais and city center of Kyrenia. Wonderful surroundings and a special green area with a kids playground, distinguishes the project from others. Property has exchanged title deeds.



Each villa of the
TULIPA CYPRIA project has:

2 floors and an underground floor
(bodrum) and also a roof terrace.

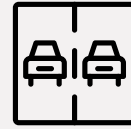


Description of the property: 4+1,
with pool, total sqm: 383m²

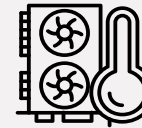


Pools would be covered with
highest quality ceramics

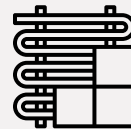




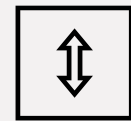
Car parking area for 2 cars



Ultra modern A+ quality climatic heating and cooling VRF system



Floor heating at the underground floor



The ceiling height is 3.00 m



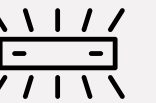
Fireplace with stone finishing



All floors are covered with natural parquet decking



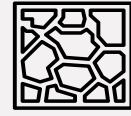
LED lighting from the outside



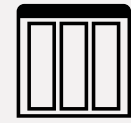
Complete video monitoring system, which can be conducted to the mobile phone of the owner



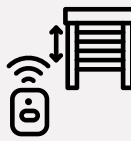
** - Under customer's special request and order*



Terraces inside the gardens would be done from natural stone



High quality, best thermo isolation parameters aluminum windows



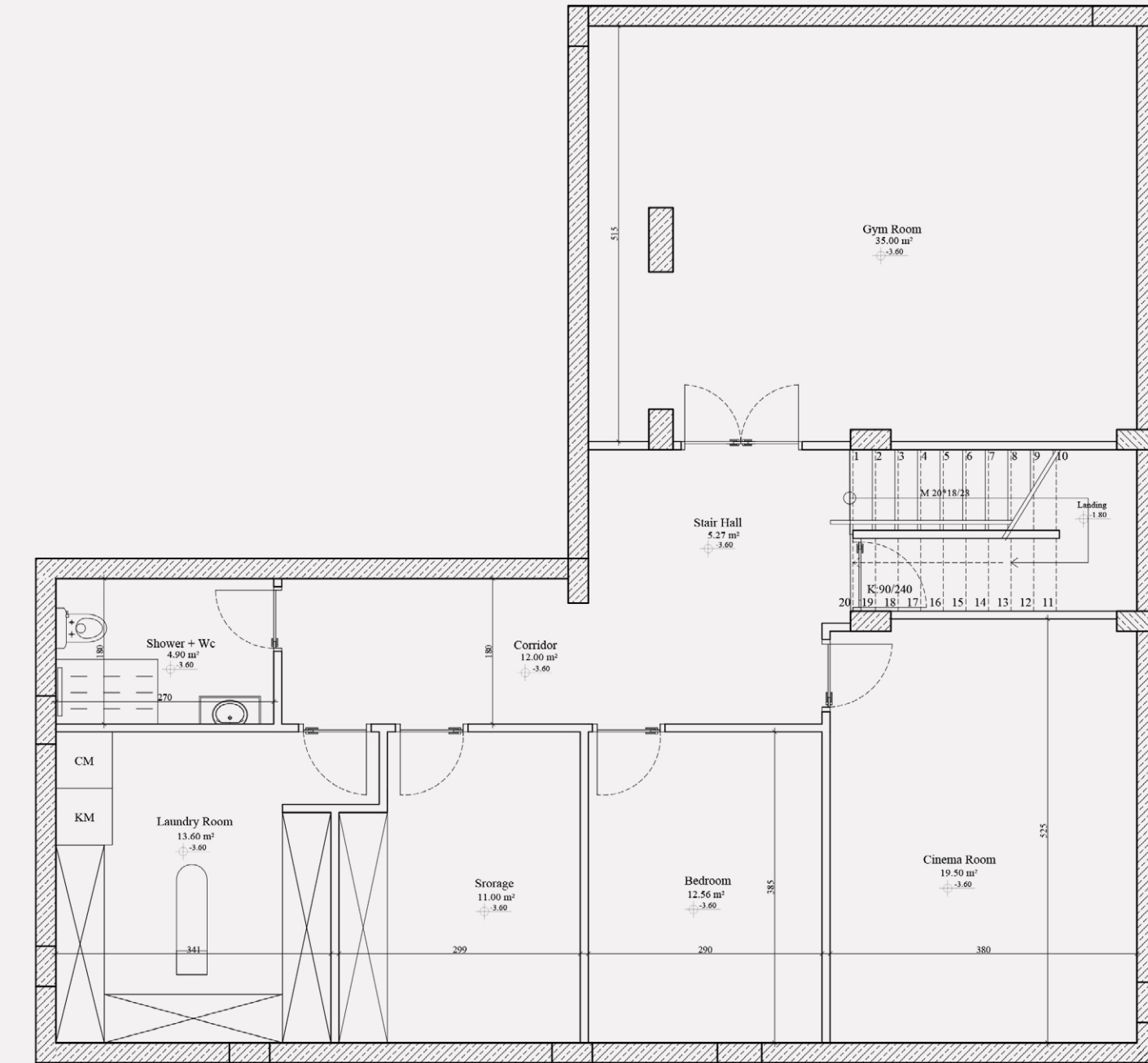
Domophone with camera and automatic garage gates system



- Displayed goods and furniture, elements of the decoration, gardening etc. can slightly differs after construction completion, due to the availability of it in T.R.N.C

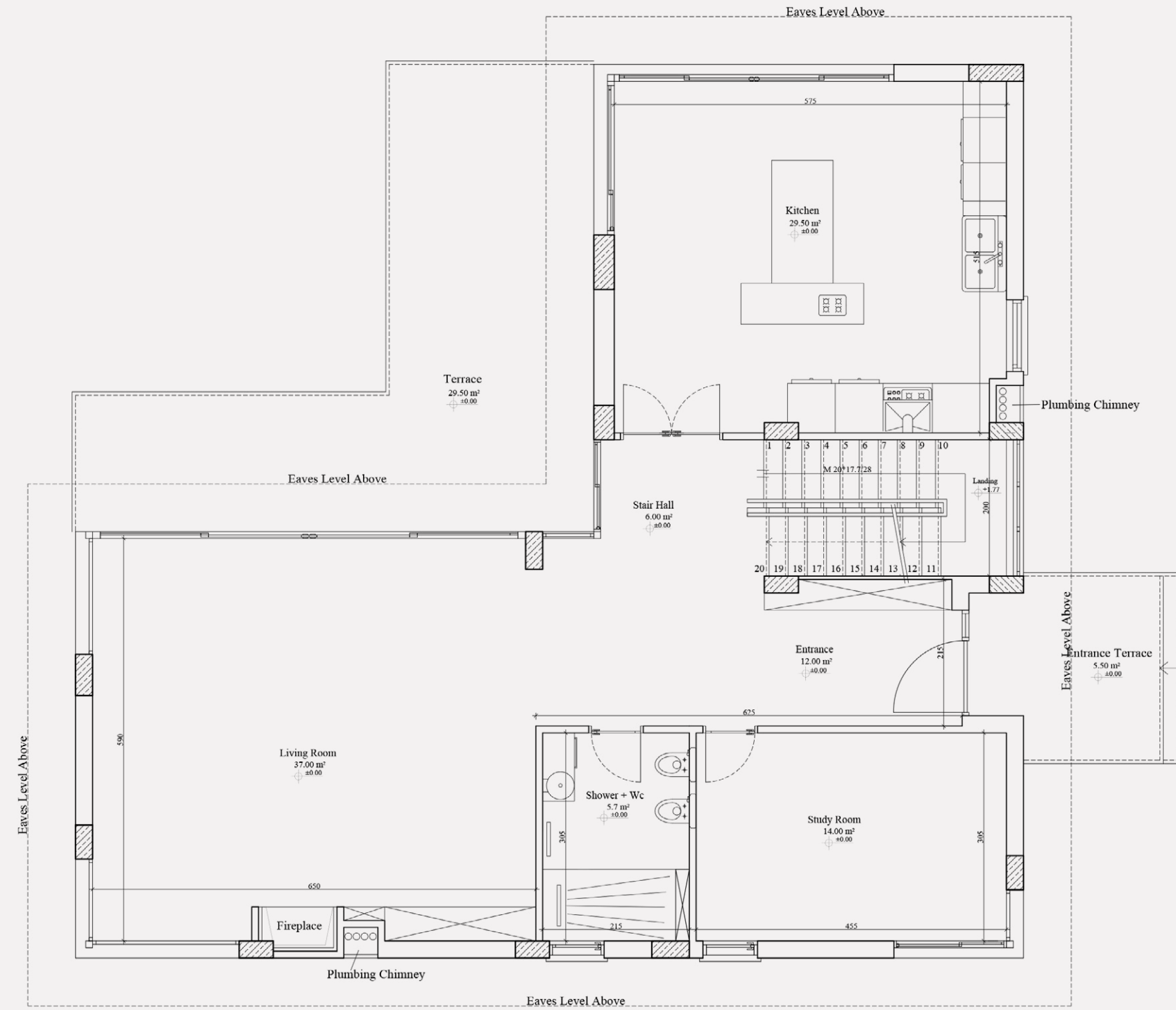
- Additional items can be added by a special customer's request and order.

BASEMENT FLOOR PLAN

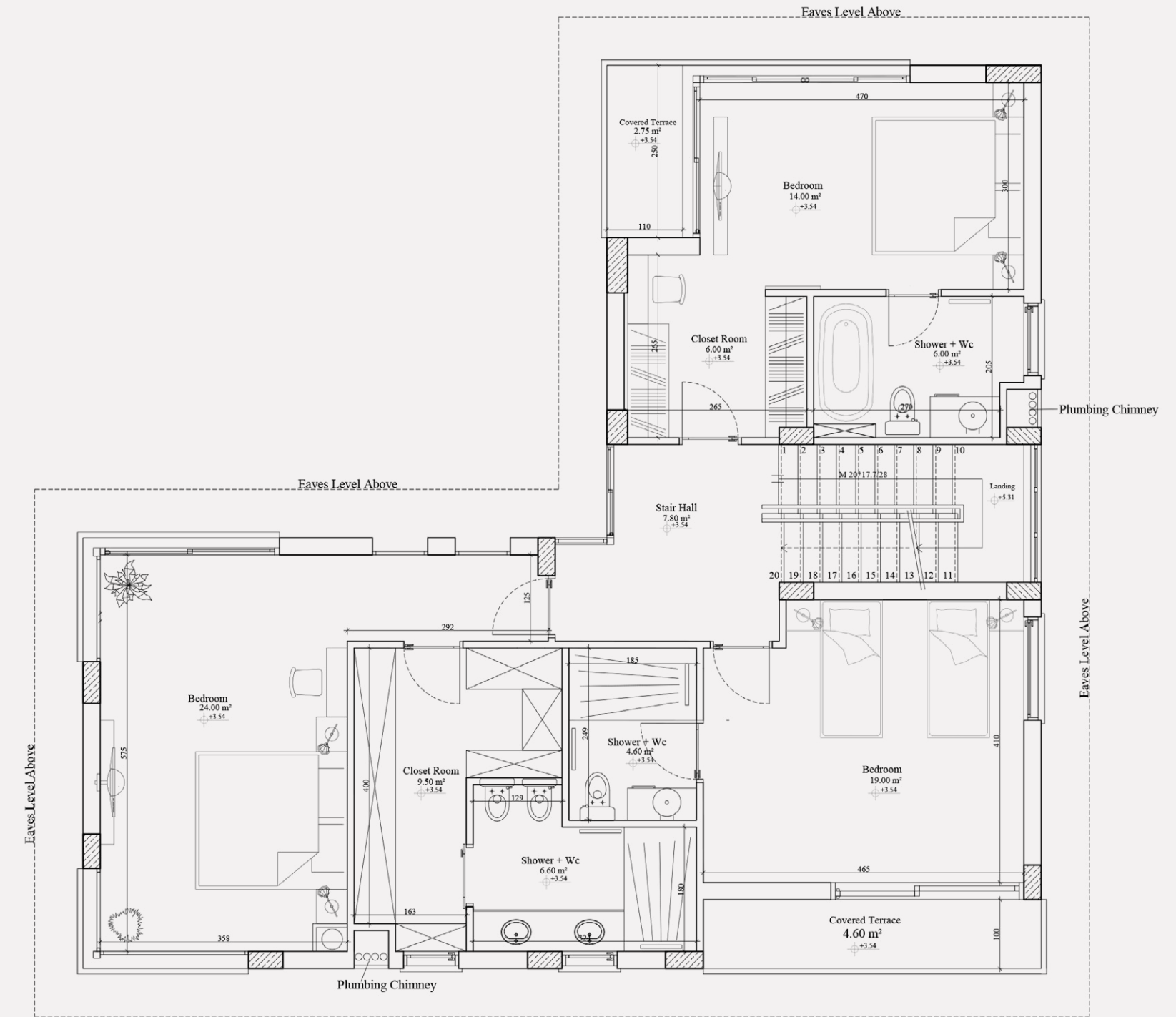




GROUND FLOOR PLAN

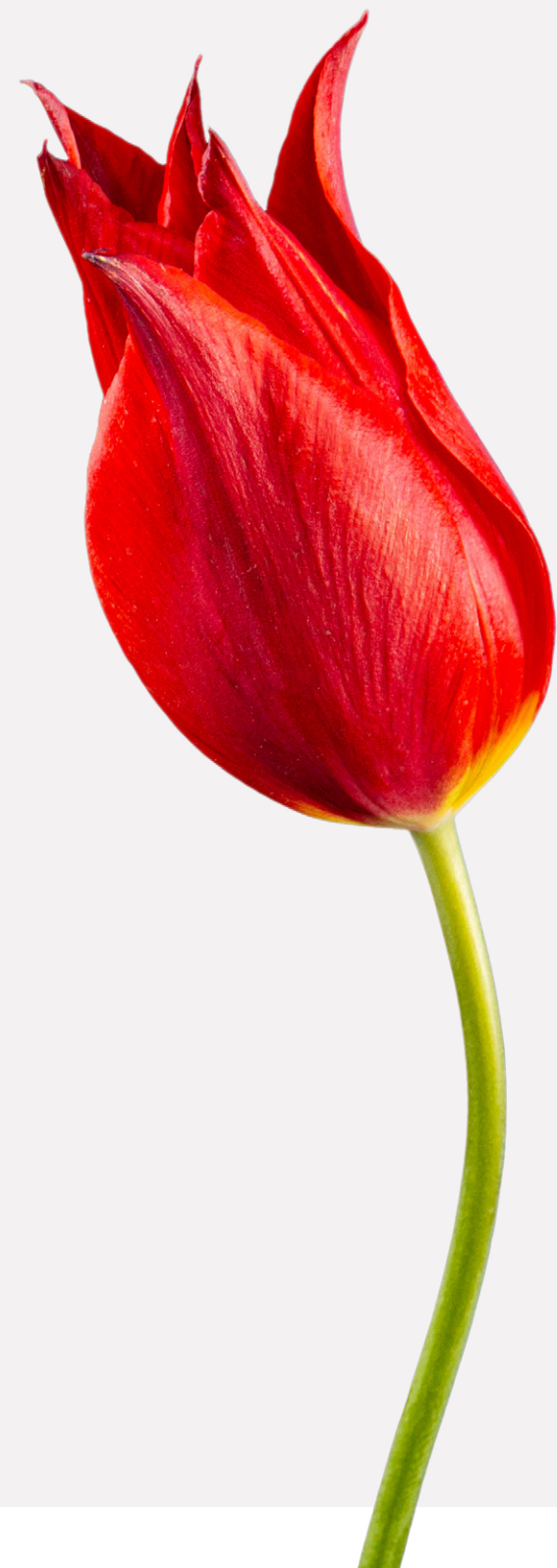


FIRST FLOOR PLAN





TULIPA
cypria
VILLAS



The art of
exclusive living

Experience the essence of exclusive living with our meticulously designed villas. Everything from architecture to the interior has been crafted with refined simplicity to embody luxury and elegance.







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