

SUN VALLEY
Resort & Residency

HEAVEN'S HILL Village I

Where Home Living
Reaches New Heights

MOUNTAIN SIDE

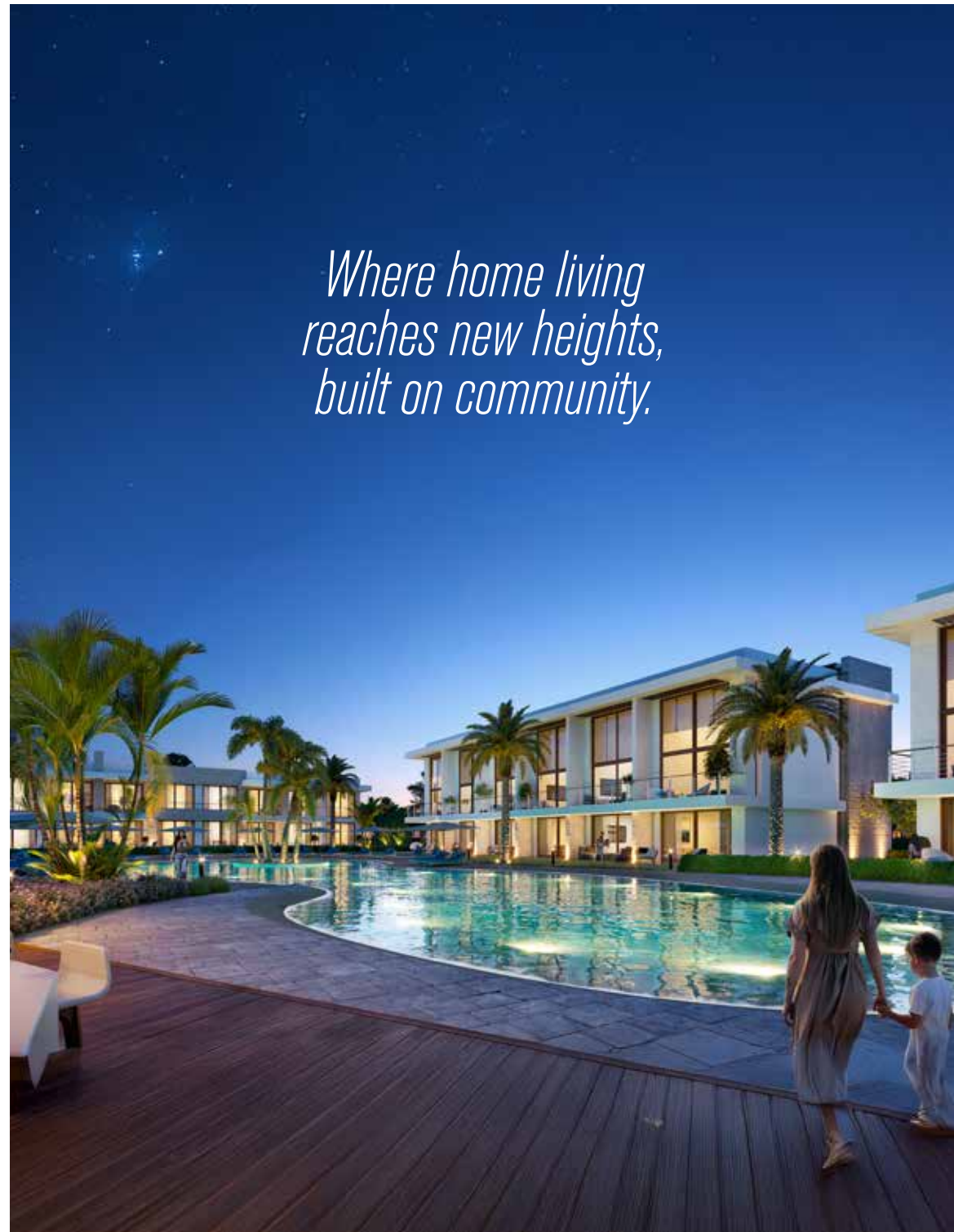
🇬🇧 HEAVEN'S Hill Village will consist of a mix of apartments, villas, and bungalows, all with private pools, roof terraces, gardens, barbecue areas, and car parks. HEAVEN'S Hill Village is located at the very top of Sun Valley Mountainside and is truly an exclusive project due to its beautiful sea and mountain views and its proximity to nature.

🇹🇷 HEAVEN'S Hill Village, tamamı özel havuz, çatı terası, bahçe, barbekü alanı ve otoparka sahip daireler, villalar ve bungalovlardan oluşacak. Sun Valley Mountainside'nin en tepesinde yer alan HEAVEN'S Hill Village, muhteşem deniz ve dağ manzarası ve doğaya yakınlığı ile gerçekten ayrıcalıklı bir projedir.

🇷🇺 HEAVEN'S Hill Village будет состоять из апартаментов, вилл и бунгало с частным бассейном, террасой на крыше, садом, площадкой для барбекю и автостоянкой. HEAVEN'S Hill Village расположен на самой вершине горного склона Sun Valley и является поистине эксклюзивным проектом благодаря прекрасному виду на море и горы и близости к природе.

🇩🇪 HEAVEN'S Hill Village wird aus einer Mischung aus Apartments, Villen und Bungalows bestehen, alle mit privatem Pool, Dachterrasse, Garten, Grillplatz und Parkplatz. HEAVEN'S Hill Village liegt ganz oben am Sun Valley-Berghang und ist aufgrund seiner wunderschönen Aussicht auf das Meer und die Berge und die Nähe zur Natur ein wirklich exklusives Projekt.

*Where home living
reaches new heights,
built on community.*





HEAVEN'S Hill by Numbers

Sayılarla MOUNTAIN SIDE HEAVEN'S Hill

 **Total Area: 12,028 m²**

Total Construction Area: 4129,25 m²

 **Total Units: 41** 32 apartments + 4 villas + 5 bungalows

Type A	1 bedroom corner ground floor apartment (4 units)
Type B	1 bedroom middle ground floor apartment (8 units)
Type C	2 bedroom corner ground floor apartment (2 units)
Type D	2 bedroom middle ground floor apartment (2 units)
Type E	2 bedroom corner penthouse (2 units)
Type F	2 bedroom middle penthouse (2 units)
Type G	2 bedroom corner loft (4 units)
Type H	2 bedroom middle penthouse (8 units)
Type I	4 bedroom villa (4 units)
Type J	3 bedroom bungalow (5 units)

 **Total Pools: 1 communal**

Villas and Bungalows have their own private pool



HEAVEN'S Hill
Village I



HEAVEN'S Hill
Village I



HEAVEN'S HILL
Village I

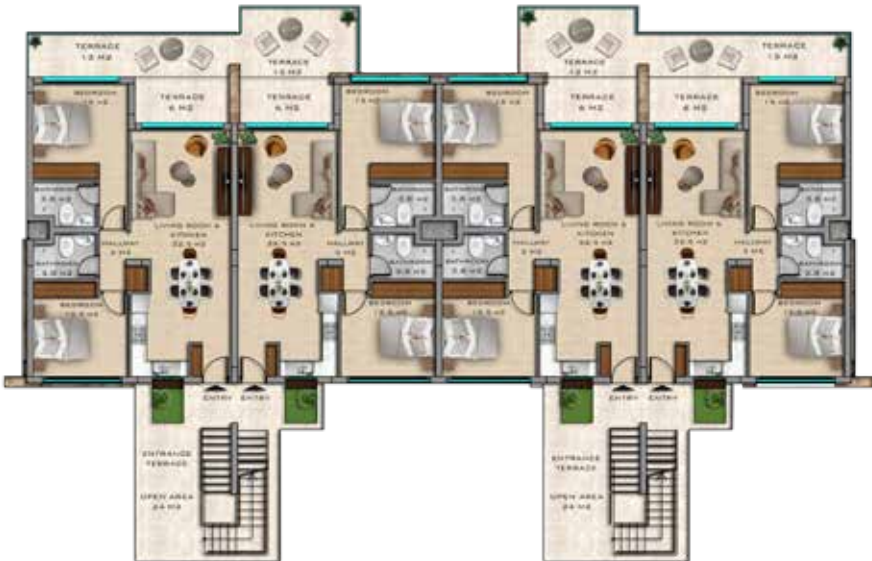




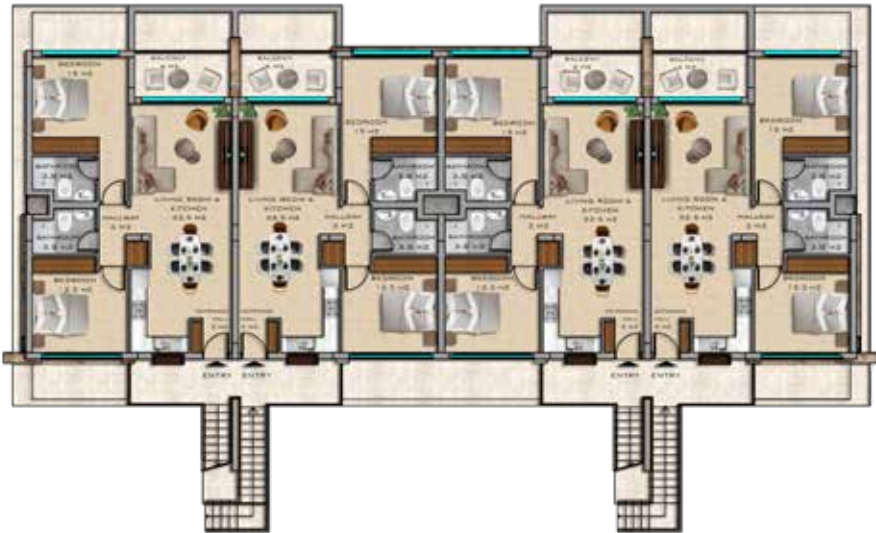
HEAVEN'S HILL
Village I

2-BEDROOM APARTMENT

A1 - A2 - A3 - A4 - A5 - A6 - A7 - A8



GROUND FLOOR



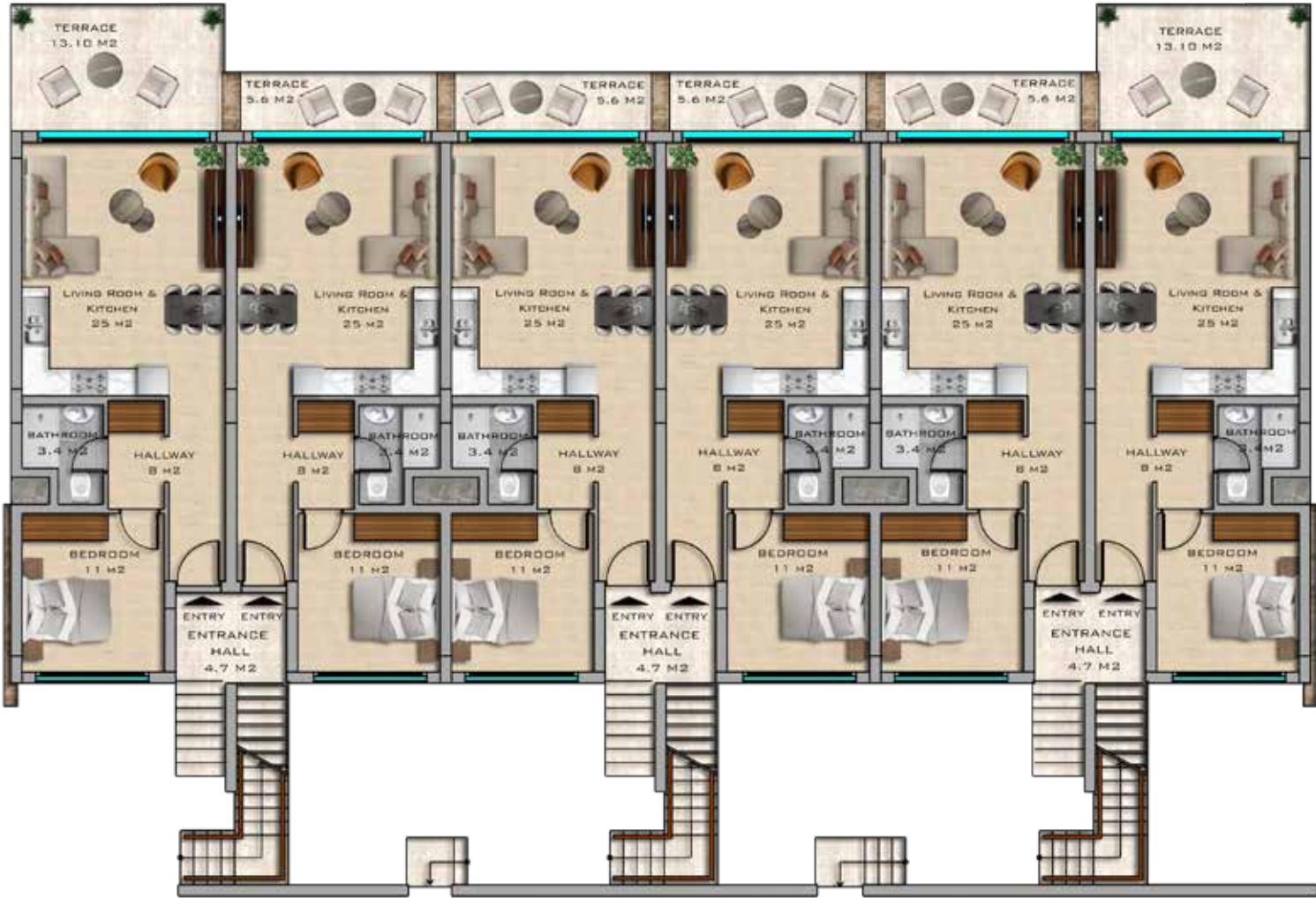
FIRST FLOOR



ROOF TERRACE

1-BEDROOM APARTMENT

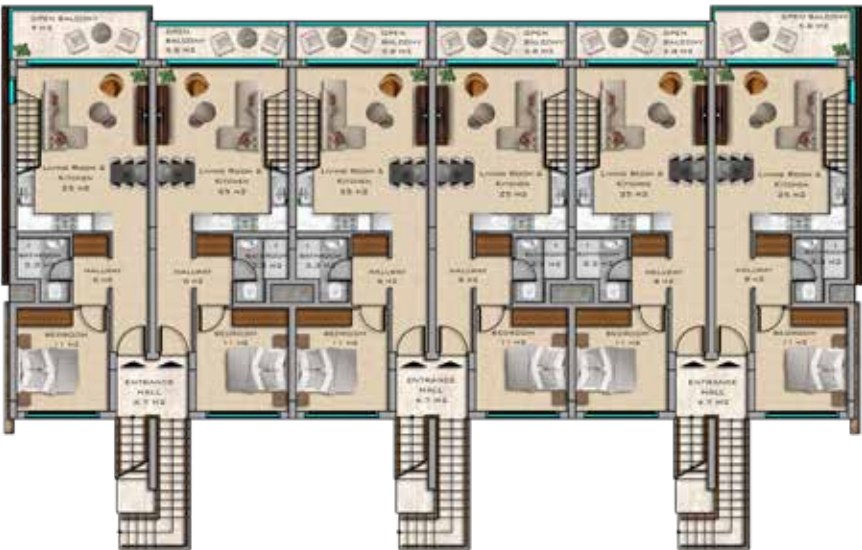
B1 - B2 - B3 - B4 - B5 - B6 - B7 - B8 - B9 - B10 - B11 - B12



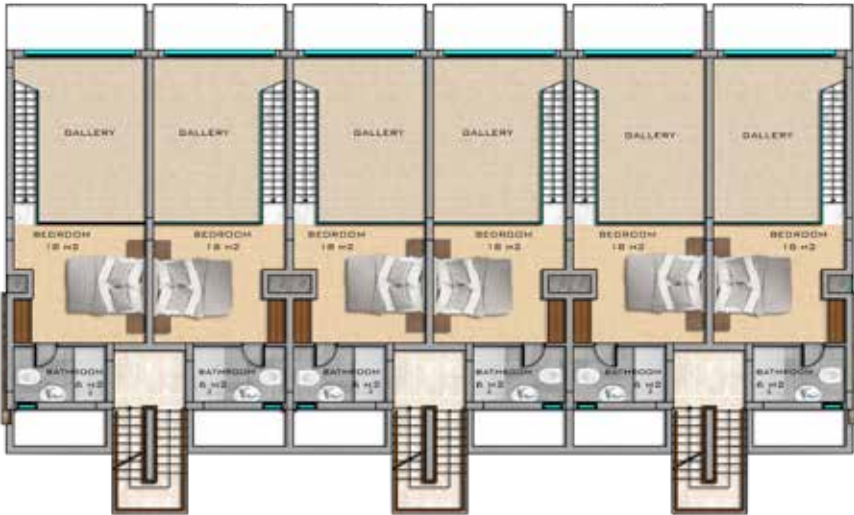
GROUND FLOOR

2-BEDROOM LOFT PENTHOUSE

B13 - B14 - B15 - B16- B17 - B18 - B19 - B20 - B21 - B22 - B23 -B24



FIRST FLOOR



MEZZANINE FLOOR



ROOF TERRACE

3-BEDROOM BUNGALOW



GROUND FLOOR



ROOF TERRACE

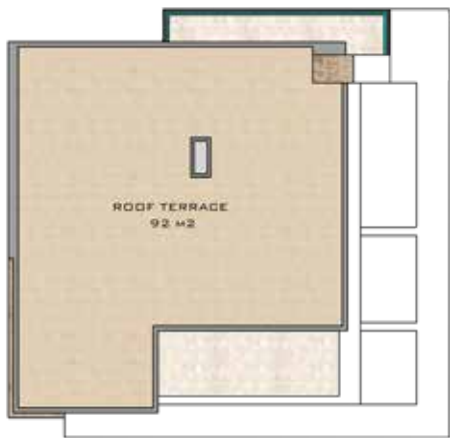
4-BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR



ROOF TERRACE

SPECIFICATION | ÖZELLİKLER | СПЕЦИФИКАЦИЯ | SPEZIFIKATION

NO	PROPERTY TYPE	FLOOR	CLOSED GROSS AREA m ²	CLOSED TERRACE AREA m ²	TOTAL CLOSED AREA m ²	OPEN TERRACE AREA m ²	ROOF TERRACE AREA m ²
A1	Corner 2-bedroom	Ground	84	6	90	13	-
A2	2-bedroom	Ground	83	6	89	12	-
A3	2-bedroom	Ground	83	6	89	12	-
A4	Corner 2-bedroom	Ground	84	6	90	13	-
A5	Corner 2-bedroom	Penthouse	84	-	84	6	74
A6	2-bedroom	Penthouse	83	-	83	6	72
A7	2-bedroom	Penthouse	83	-	83	6	72
A8	Corner 2-bedroom	Penthouse	84	-	84	6	74
B1	Corner 1-bedroom	Ground	57	9	66	4	-
B2	1-bedroom	Ground	55	6	61	-	-
B3	1-bedroom	Ground	55	6	61	-	-
B4	1-bedroom	Ground	55	6	61	-	-
B5	1-bedroom	Ground	55	6	61	-	-
B6	Corner 1-bedroom	Ground	57	9	66	4	-
B7	Corner 1-bedroom	Ground	57	9	66	4	-
B8	1-bedroom	Ground	55	6	61	-	-
B9	1-bedroom	Ground	55	6	61	-	-
B10	1-bedroom	Ground	55	6	61	-	-
B11	1-bedroom	Ground	55	6	61	-	-
B12	Corner 1-bedroom	Ground	57	9	66	4	-
B13	Corner 2-bedroom	Loft Penthouse	85	-	85	9	45
B14	2-bedroom	Loft Penthouse	82	-	82	6	44
B15	2-bedroom	Loft Penthouse	82	-	82	6	44
B16	2-bedroom	Loft Penthouse	82	-	82	6	44
B17	2-bedroom	Loft Penthouse	82	-	82	6	44
B18	Corner 2-bedroom	Loft Penthouse	85	-	85	9	45
B19	Corner 2-bedroom	Loft Penthouse	85	-	85	9	45
B20	2-bedroom	Loft Penthouse	82	-	82	6	44
B21	2-bedroom	Loft Penthouse	82	-	82	6	44
B22	2-bedroom	Loft Penthouse	82	-	82	6	44
B23	2-bedroom	Loft Penthouse	82	-	82	6	44
B24	Corner 2-bedroom	Loft Penthouse	85	-	85	9	45
Villas	4-bedroom	Dublex	180	14	194	69	-
Bungalows	3-bedroom	Ground	150	25	175	51	101

A Block

B Block

Villa 1

Villa 2

Villa 3

Villa 4

Bungalow 1

Bungalow 2

Bungalow 3

Bungalow 4

Bungalow 5





SUN VALLEY

Resort&Residency

Sun Valley Resort & Residency is an elegant community designed with a deep respect for both nature and human needs. It offers a peaceful, nature-centric lifestyle along with a wide range of facilities for an active and social lifestyle.

The development is divided into three parts: Sun Valley Mountainside, Sun Valley Seaside, Sun Valley Countryside. This grand resort and residency features luxurious apartments, townhouses, villas, and bungalows. Regardless of where one resides within Sun Valley Resort & Residency, they become part of a vibrant community that hosts numerous events, activities, and facilities catering to both children and adults.



MOUNTAIN SIDE

INFINITY	Village	ELEGANCE	Village	PINE Valley	Village	BLUE	Village	BLUE Botanic	Village
Total Area: 8,950 m²		Total Area: 9,775 m²		Total Area: 18,794 m²		Total Area: 3,426 m²		Total Area: 2,676 m²	
Total Units: 28		Total Units: 24		Total Units: 56 48 apartments + 8 villas		Total Units: 10		Total Units: 8	
Total Pools: 3		Total Pools: 1		Total Pools: 2		Total Pools: 1			

Sun Valley Resort & Residency, doğaya ve insanların ihtiyaçlarına derin bir saygıyla tasarlanmış zarif bir topluluğu kapsar. Huzurlu ve doğa merkezli yaşam tarzı sunarken, aktif ve sosyal bir yaşam için birçok olanak sağlar.

Sun Valley Mountainside, Sun Valley Seaside ve Sun Valley Countryside olmak üzere üç bölüme ayrılan bu büyük tatil köyü ve yerleşim alanı, lüks daireler, şehir evleri, villalar ve bungalovlar gibi çeşitli konut seçenekleri sunar. Sun Valley Resort & Residency'de nerede olursanız olun, çocuklara ve yetişkinlere hitap eden birçok etkinlik, faaliyet ve tesise ev sahipliği yapan canlı topluluğun parçası olursunuz.

Sun Valley Resort & Residency представляет собой элитный комплекс, спроектированный с особым почтением к природе и к потребностям жителей. Он предлагает мирную и направленную на окружающую природу жизнь наряду с множеством удобств для активного и социального образа жизни.

Разделенный на три части - Sun Valley Mountainside, Sun Valley Seaside и Sun Valley Countryside - этот грандиозный курортно-жилой комплекс предлагает ряд роскошных квартир, таунхаусов, вилл и бунгало. В независимости от места проживания в Sun Valley Resort & Residency, каждый становится частью оживленного сообщества, в котором проводятся многочисленные мероприятия, развлечения и инфраструктура, ориентированные как на взрослых, так и на детей.

Sun Valley Resort & Residency umfasst eine elegante Gemeinschaft, die mit großer Ehrfurcht vor der Natur und den Bedürfnissen der Menschen gestaltet wurde. Es bietet einen friedlichen und naturzentrierten Lebensstil sowie eine Vielzahl von Einrichtungen für ein aktives und soziales Leben.

Aufgeteilt in drei Teile - Sun Valley Mountainside, Sun Valley Seaside und Sun Valley Countryside - bietet diese große Ferienanlage und Wohnanlage eine Auswahl an luxuriösen Apartments, Stadthäusern, Villen und Bungalows. Unabhängig davon, wo man innerhalb des Sun Valley Resort & Residency wohnt, wird man Teil einer lebendigen Gemeinschaft, die zahlreiche Veranstaltungen, Aktivi- täten und Einrichtungen für Kinder und Erwachsene bietet.



Солнечная Долина

SEA SIDE

SUNSET	ROSE	HEAVEN'S HILL	COVE	COVE Garden
Village	Village	Village II	Village	Village
				
 Total Area: 3,226 m²	 Total Area: 4,035 m²	 Total Area: 2110 m²	 Total Area: 18,010 m²	 Total Area: 40105 m²
 Total Units: 7 4 apartments + 3 villas	 Total Units: 24	 Total Units: 36 2 blocks	 Total Units: 75 68 apartments + 7 bungalows	 Total Units: 135
 Total Pools: 1	 Total Pools: 1	 Total Pools: 1 communal	 Total Pools: 1	 Total Pools: 2

WHAT IS SUNVALLEY?

SUN VALLEY NEDİR?



is meaning of;
'in anlamı;

■ LIFESTYLE YAŞAM TARZI / СТИЛЬ ЖИЗНИ / LEBENSSTIL

Don't wait until you are old to improve your life and outcome

Hayatınızı ve yaşam tarzınızı iyileştirmek için yaşlanana kadar beklemeyin

■ QUALITY KALİTE / КАЧЕСТВО / QUALITÄT

Quality is never an accident, it is result of intelligent efforts

Kalite asla bir tesadüf değildir, akıllı çabaların sonucudur

■ TRANQUILITY HUZUR / ПОКОЙ / RUHE

There is no greater wealth than the tranquillity of the body, mind, and soul

Beden, zihin ve ruh huzurundan daha büyük bir zenginlik yoktur.

■ PEACE BARIŞ / МИРНЫЙ / FRIEDEN

A peaceful home is the key for a happy life

Huzurlu bir yuva, mutlu bir yaşamın anahtarıdır

■ NATURE DOĞA / ПРИРОДА / NATUR

Surround yourself with nature, it is the best medicine for the heart

Kendinizi doğa ile kuşatın, kalp için en iyi ilaçtır

COUNTRY SIDE

EAST



Under Construction

WHY SHOULD YOU INVEST?

NEDEN YATIRIM YAPMALISINIZ?

The 6 core strengths driving proven “**Capital Growth**” at **SUN VALLEY**:
Resort&Residency

SUN VALLEY Resort & Residency’de kanıtlanmış “**Sermaye Büyümesi**”ni sağlayan 6 temel güçlü yön:

- **LOCATION** LOKASYON / МЕСТОПОЛОЖЕНИЕ / LAGE
- **QUALITY** KALİTE / КАЧЕСТВО / QUALITÄT
- **MANAGEMENT** YÖNETİM / УПРАВЛЕНИЕ / MANAGEMENT
- **FACILITIES** TESİSLER / УДОБСТВА / EINRICHTUNGEN
- **RENTAL INCOME** KİRA GELİRİ / ДОХОД ОТ АРЕНДЫ / MIETEINNAHMEN
- **PEOPLE** KOMŞULUK / ЛЮДИ / MENSCHEN

HANGING GARDENS Village



For detailed report please contact with SUN VALLEY SALES Team.
Detaylı rapor için lütfen SUN VALLEY SALES Satış Ekibi ile iletişime geçiniz.

FACILITIES TESİSLER

SUN VALLEY
Resort&Residency

MOUNTAIN SIDE



🇬🇧 Taro Ristorante & Bar is the premier restaurant in SUN VALLEY Mountainside with magnificent mountain and sea view among lush pine trees. Taro Ristorante & Bar offers fine dining for breakfast, lunch and dinner with a wide range of international cuisines, classic cocktails and an excellent wine cellar containing exclusive wines from around the world at extremely affordable prices.

☪️ Taro Ristorante & Bar, yemyeşil çam ağaçları arasında muhteşem dağ ve deniz manzaralı SUN VALLEY Mountainside'daki ana restorandır. Taro Ristorante & Bar, çok çeşitli dünya mutfaklarından çeşitli kahvaltı, öğle ve akşam yemekleri, klasik kokteyller ve dünyanın dört bir yanından seçkin şaraplardan oluşan mükemmel bir şarap mahzeni ile son derece uygun fiyatlarla kaliteli yemekler sunmaktadır.

🇷🇺 Ресторан и бар Taro - это главный ресторан в SUN VALLEY Mountainside с роскошным видом на горы и море среди пышных сосен. Отличительной чертой Taro является то, что он предлагает высококачественную кухню с богатым выбором блюд на завтрак, обед и ужин с разнообразными блюдами международной кухни, классические коктейли и превосходный винный погреб с отборными винами со всего мира, и все это по весьма доступным ценам.

🇩🇪 Das Taro Ristorante & Bar ist das führende Restaurant in SUN VALLEY Mountainside mit herrlichem Berg- und Meerblick inmitten üppiger Pinien. Das Taro Ristorante & Bar bietet gehobene Küche zum Frühstück, Mittag- und Abendessen mit einer großen Auswahl an internationalen Gerichten, klassischen Cocktails und einem ausgezeichneten Weinkeller mit exklusiven Weinen aus aller Welt zu äußerst erschwinglichen Preisen.



🇬🇧 Located in the Heart of Sun Valley Mountainside, Sun Valley GYM and SPA complements the 'fine living community' of Sun Valley Resort & Residency. As the only gym on the island fully equipped with Technogym's ARTIS series, Sun Valley GYM offers an unparalleled workout experience. Sun Valley SPA, with its 8 massage rooms, sauna, steam bath, adventure shower, hammam, Cryotherapy and a relaxing zen area offers "A New SPA Experience."

☪️ Sun Valley Dağ Kenarı'nın kalbinde yer alan Sun Valley GYM ve SPA, Sun Valley Resort & Residency'nin "yüksek yaşam topluluğunu" tamamlıyor. Adadaki tek Technogym'in ARTIS serisi ile tam donanımlı spor salonu olan Sun Valley GYM, benzersiz bir antrenman deneyimi sunuyor. 8 masaj odası, sauna, buhar banyosu, macera duşu, hamam, kriyoterapi ve rahatlatıcı zen alanı ile Sun Valley SPA, "Yeni bir SPA Deneyimi" sunuyor.

🇷🇺 Находясь в самом сердце Sun Valley Mountainside, Sun Valley GYM и SPA дополняет «сообщество роскошного образа жизни» Sun Valley Resort & Residency. Единственный на острове тренажерный зал, полностью оборудованный серией ARTIS от Technogym, Sun Valley GYM предлагает непревзойденный опыт тренировок. Sun Valley SPA с 8 массажными кабинетами, сауной, парной, душем впечатлений, хаммамом, криотерапией и зоной релаксации Zen предлагает «Новый опыт СПА.»

🇩🇪 Im Herzen von Sun Valley Mountainside gelegen, ergänzt das Sun Valley GYM und SPA die „Fine Living Community“ des Sun Valley Resort & Residency. Als einziges Fitnessstudio der Insel, das vollständig mit der ARTIS-Serie von Technogym ausgestattet ist, bietet das Sun Valley GYM ein unvergleichliches Trainingserlebnis. Das Sun Valley SPA mit seinen 8 Massageräumen, Sauna, Dampfbad, Erlebnisduche, Hammam, Kryotherapie und einem entspannenden Zen-Bereich bietet „Ein Neues SPA-Erlebnis.“



🇺🇰 SUN VALLEY Paddle Tennis Arena holds two newly built paddle tennis courts, which are in fact the very first ones in whole North Cyprus. Paddle is a form of tennis that is easy to play, fun and extremely sociable. It's played mainly in a doubles format on an enclosed court about a third of the size of a tennis court. Paddle tennis is one of the fastest growing sports across continental Europe and now you also have a chance to play in our very own community in North Cyprus.

🇹🇷 SUN VALLEY Paddle Tennis Arena, aslında tüm Kuzey Kıbrıs'ta bir ilk olan, yeni inşa edilmiş iki paddle tenis kortuna sahiptir. Paddle, oynaması kolay, eğlenceli ve son derece sosyal bir tenis türüdür. Bir tenis kortunun yaklaşık üçte biri büyüklüğündeki kapalı bir kortta çoğunlukla çiftler formatında oynanır. Paddle tenis, Avrupa kıtasında en hızlı büyüyen sporlardan biridir ve artık Kuzey Kıbrıs'ta kendi topluluğumuzda da oynama şansınız var.

🇷🇺 В SUN VALLEY Paddle Tennis Arena расположены два недавно построенных корта для пэддл-тенниса, которые в действительности являются самыми первыми на всем Северном Кипре. Пэддл - это вид тенниса, в который просто и увлекательно играть и который отличается особой социальной атмосферой. В него играют в основном в парном формате на закрытом корте размером примерно в треть от размера теннисного корта. Пэддл-теннис - один из динамично развивающихся видов спорта во всей континентальной Европе, и теперь у вас есть возможность играть и в нашей собственной коммуне на Северном Кипре.

🇩🇪 In der SUN VALLEY Paddle Tennis Arena gibt es zwei neu gebaute Paddle-Tennisplätze, die tatsächlich die allerersten in ganz Nord-zypern sind. Paddle ist eine Form des Tennis, die einfach zu spielen ist, Spaß macht und äußerst gesellig ist. Es wird hauptsächlich im Doppelformat auf einem geschlossenen Platz gespielt, der etwa ein Drittel der Größe eines Tennisplatzes hat. Padel Tennis ist eine der am schnellsten wachsenden Sportarten in ganz Kontinentaleuropa und jetzt haben auch Sie die Chance dazu sie in unserer eigenen Community in Nordzypern zu spielen.



🇺🇰 SUN VALLEY Marina is a development belonging to SUN VALLEY Resort & Residency and it is currently under construction and scheduled to be completed in 2026. The Marina has the capacity of allocating 174 yacht boats and with its completion it will become the second largest Marina in Northern Cyprus. A beach restaurant and bars will also be built next to the marina, all of which will add further value to SUN VALLEY Resort & Residency when completed.

🇹🇷 SUN VALLEY Marina, SUN VALLEY Resort & Residency'ye ait bir proje olup şu anda inşaatı devam etmektedir ve 2026 yılında tamamlanması planlanmaktadır. 174 yat tekne tahsis etme kapasitesine sahip olan Marina, tamamlanmasıyla Kuzey Kıbrıs'ın ikinci büyük Marinası olacak. Marinanın yanına ayrıca bir beach restoran ve barlar inşa edilecek ve bunların hepsi tamamlanarak SUN VALLEY Resort & Residency'ye daha fazla değer katacak.

🇷🇺 SUN VALLEY Marina — это комплекс, принадлежащий SUN VALLEY Resort & Residency, в настоящее время он находится в стадии строительства, его завершение запланировано на 2026 год. В гавани могут разместиться 174 яхт, а после ее завершения она станет второй по величине пристанью на Северном Кипре. Рядом с пристанью для яхт также разместятся пляжный ресторан и бары; все это повысит ценность курорта и жилого комплекса SUN VALLEY Resort & Residency.

🇩🇪 Der SUN VALLEY Yachthafen ist ein Projekt, das zum SUN VALLEY Resort & Residency gehört. Er befindet sich derzeit im Bau und soll im Jahr 2026 fertiggestellt werden. Der Yachthafen hat eine Kapazität von 174 Yachten und wird nach seiner Fertigstellung der zweitgrößte Yachthafen in Nordzypern sein. Zusätzlich zum Yachthafen werden auch ein Restaurant am Meer und Bars gebaut; all dies wird den Wert des SUN VALLEY Resort & Residency steigern.

SUN VALLEY

Resort&Residency

PRESENTED BY **SUN VALLEY SALES**

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