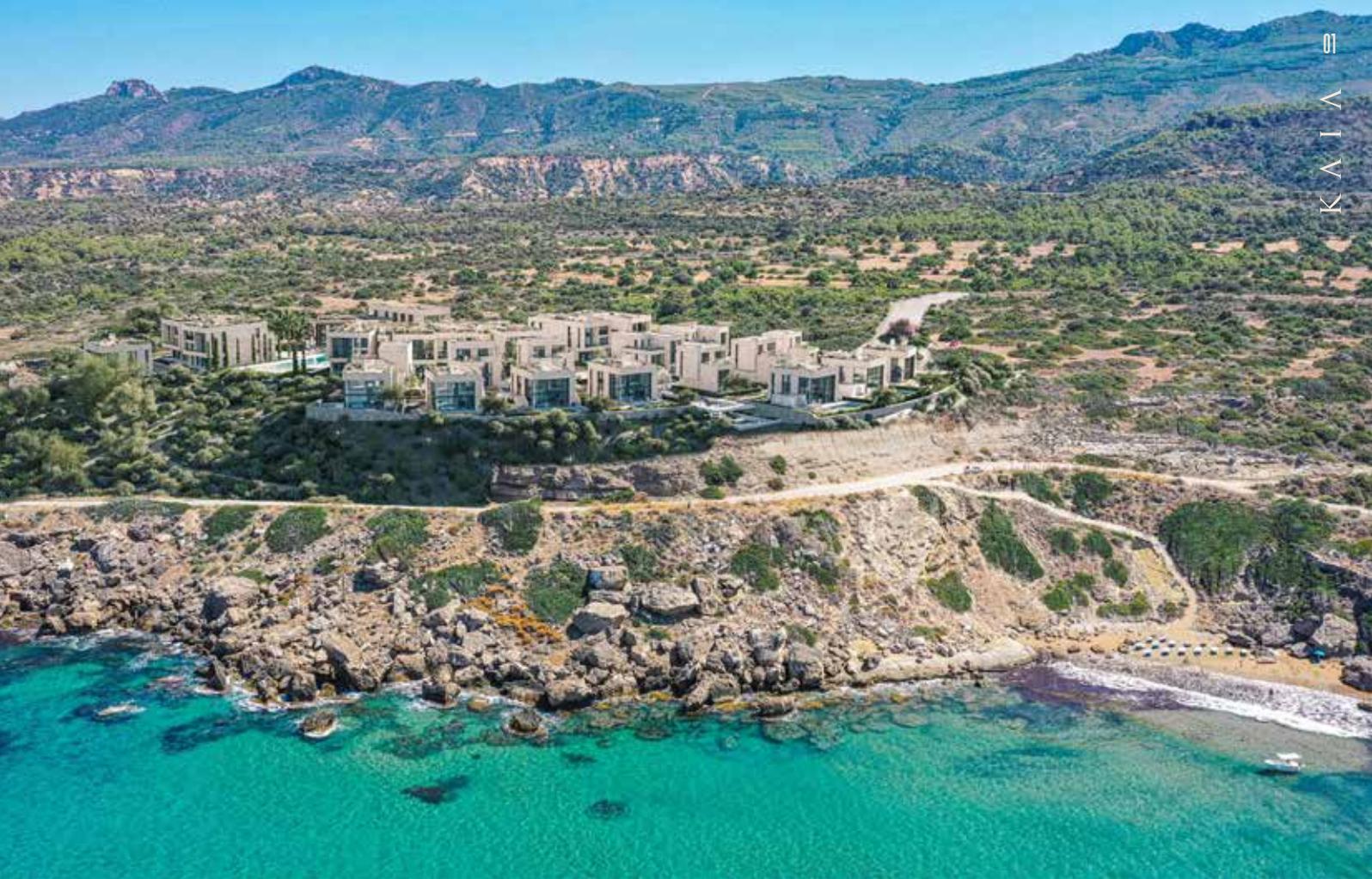


# K A I A

M E R S İ N L İ H • C Y P R U S

A N E W W A Y O F L I V I N G





# K A I A IN AN ESSENCE

- A comfortable luxury resort
- Responsive sustainable design combined with smart technologies
- Experienced resort management
- Multiple property types for varying needs
- Return of investment in 7-10 years
- Professional property management and rental services
- Suitable for various lifestyles and outdoor activities
- Magnificent sea and mountain views
- Fine dining restaurant
- Coworking spaces



## RENTAL MANAGEMENT

At Kaia, the rental management of your property, will be a comprehensive and customer-focused approach to ensure a smooth and enjoyable experience for both property owners and vacationing guests. Our rental management team will specialize in maximizing occupancy rates, optimizing rental income, and maintaining the quality of properties within the resort.

We will handle all aspects of the rental process, from marketing and advertising the properties to screening potential guests, managing bookings, and providing exceptional customer service throughout their stay. Our goal is to showcase the unique allure of this seaside resort, highlighting its stunning coastal views, access to recreational activities, and proximity to local attractions. By maintaining impeccable property maintenance, implementing efficient reservation systems, and offering personalized concierge services, we aim to deliver a memorable vacation experience while achieving favorable returns for all of our property owners. With our expertise and dedication, we ensure that every aspect of rental management at Kaia will be meticulously handled, allowing property owners to enjoy a hassle-free rental income stream while delighting guests with an unforgettable coastal retreat.



# GMH

DEVELOPMENT

## ABOUT US

STRIVING TO BUILD AND IMPROVE SUSTAINABLE PROJECTS IN TERMS OF QUALITY AND DESIGN TO SEIZE WORLDWIDE STANDARDS OF THIS TREASURED SECTOR.

This relatively new company's roots are intertwined with Mesan Development and Mesan Construction, along with its thirty years of experience. Our company has produced and continues to produce contemporary, luxurious, and sustainable residences by striving to improve its projects in terms of quality and design in an attempt to seize worldwide standards of this treasured sector.

Together with Mesan, a combined experience of thirty years and a portfolio encompassing nearly 450,000 square metres of completed and ongoing projects, GMH Development is poised for continued growth in the industry. To better serve our valued customers, we not only target fulfilling, but also exceeding expectations by means of always establishing experienced teams that adopt science, cooperation, hardwork and honesty as a philosophy.

KAIA exemplifies our vision at GMH Development: to innovate and push the boundaries of residential living. We are aiming at not only meeting but surpassing customer expectations with a combination of design, quality, and a unique community living concept. With Kaia, we continue to champion a life that is in perfect balance with the nature.

# 29

YEARS OF  
EXPERIENCE

---

# +100

PROJECTS  
COMPLETED

---

# 450K M<sup>2</sup>

AREA  
CONSTRUCTED

---

# OUR LEAD ARCHITECT



*Ergin Birinci*

## ARCHITECT

I decided to become an architect after being inspired by the conservation and regeneration projects I witnessed in Cyprus. These projects showcased the power of architecture in preserving culture, improving lifestyle, and benefiting the economy.

My education at the University of Greenwich and the University of Westminster equipped me with critical thinking skills, artistic abilities, and a comprehensive understanding of three-dimensional architectural design.

Throughout my career, I gained valuable experience at renowned firms such as AEDAS RHWL Architects, Zaha Hadid Architects, Foster and Partners, and UNStudio. I developed expertise in innovative design, sustainable and data driven architecture as well as project management. I actively participated in competitions, worked on projects at various stages, and contributed to research groups focused on sustainability and innovation.

Overall, my architectural journey reflects a passion for meaningful design and a commitment to practical expertise. I am well equipped in my ability to create innovative designs that blend aesthetics with functionality. I continue to be driven by the transformative potential of architecture and look forward to making a lasting impact in the field with my own studio.

Kaia project has been an exhilarating experience for me, offering an opportunity to create a new vision and introduce a fresh standard of living to the island. Our team has strived to make Kaia a place for everyone, a space that reflects our inclusive design philosophy and vision. This project exemplifies our dedication to reimagining the built environment, blending aesthetics, functionality, and the unique character of the location. Kaia has served as a catalyst for innovation, inspiring me to create designs that push boundaries and elevate experiences.

# OUR TEAM

Our team is comprised of genuinely gifted minds.



*Pembe Birinci* INTERIOR ARCHITECT

Pembe is a highly skilled and creative Interior Architect from Cyprus. With 12 years of experience, she specializes in creating functional and visually stunning interior spaces, collaborating with clients and professionals to exceed expectations. With an eye for detail and a passion for design, Pembe transforms spaces into harmonious and inviting environments that reflect individual tastes and aspirations.



*Ahmet Küçükansal* LANDSCAPE ARCHITECT

Ahmet is a talented and innovative Landscape Architect from İstanbul, Turkey. With 13 years of experience, he creates captivating outdoor spaces that seamlessly blend aesthetics, functionality, and sustainability. Collaborating with clients and professionals, Ahmet designs immersive landscapes that enhance the connection between people and nature.



*Merve Atesin* LANDSCAPE ARCHITECT

Merve is an experienced Landscape Architect from Cyprus, specializing in creating captivating outdoor spaces. Over 11 years, she is experienced in many major projects around İstanbul and Bodrum. With a keen eye for design and a passion for sustainability, she combines aesthetics, functionality, and ecological considerations to craft immersive landscapes.

# OUR TEAM



*Kerim Karadeniz* STRUCTURAL ENGINEER

As a highly experienced structural engineer from Cyprus, Kerim possesses over 20 years of expertise in the design, analysis, and implementation of structural solutions. Throughout his career, Kerim has successfully delivered a diverse portfolio of projects, showcasing a deep understanding of local regulations, seismic considerations, and cultural aspects unique to Cyprus. With proficiency in advanced structural analysis software and a meticulous approach to detail, he ensures the safety, durability, and integrity of structures. With a proven track record of managing projects from inception to completion, he is driven by a commitment to excellence, continuously seeking opportunities to push the boundaries of structural engineering and contribute to the architectural landscape of Cyprus.



*Osman Eminel* ELECTRICAL ENGINEER

Osman is a highly experienced Electrical Engineer from Cyprus. With a solid educational background and 25 years of experience in various substantial projects, he brings extensive knowledge in designing, analyzing, and implementing electrical systems. Osman is adept at ensuring optimal performance, safety, and efficiency in electrical projects. He consistently delivers cutting-edge solutions for reliable electrical engineering services tailored to project's needs.



*Mukaddes Önen* MECHANICAL ENGINEER

Mukaddes is a skilled mechanical engineer with expertise in building services including heating, ventilating, air-conditioning and plumbing applied to domestic buildings as well as hospitals, hotels and commercial & industrial buildings. With a strong background in energy efficiency and renewable energy, she brings 25 years of experience in designing and optimizing mechanical systems. Mukaddes is known for her meticulous attention to detail and ability to deliver innovative solutions. Passionate about problem-solving, she is dedicated to ensuring efficient and sustainable designs.

# A NEW WAY OF LIVING

Kaia, nestled in the breathtaking scenery of North Cyprus, offers a unique blend of sustainable, smart living with the comfort and luxury of a resort. Located steps away from a serene beach and close to local villages, Kaia provides residents and visitors with a tranquil retreat.

With a thoughtful masterplan that cherishes the surrounding nature and optimizes views, the project is a perfect blend of detached and attached housing to foster a vibrant community.

Sustainability, comfort, and well-being are at the heart of Kaia, combining smart living and community gardens for shared harvest. Experience the sublime Mediterranean living with a rich local flavor, tailored for your wellness and pleasure.



# LOCATION

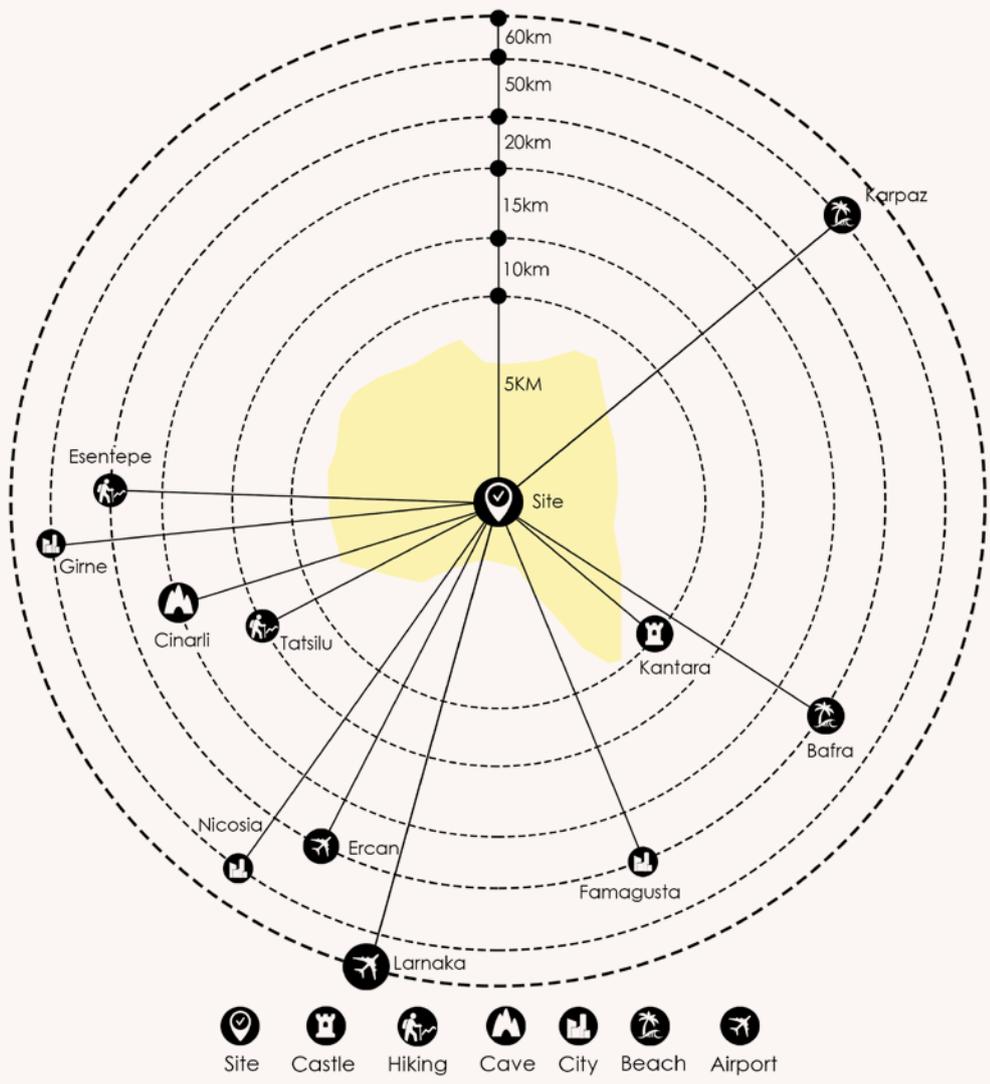
## ONE OF THE FIRST SETTLEMENTS IN THE WORLD



Located in Iskele, near the eastern slopes of Five Finger Mountains, you can find the panoramic Flamoudi/ Mersinlik village, six kilometers west of Kantara Castle. The local lime tree's blossom, "phlamouri," has been suggested as the possible inspiration for the town's name. In 1975, Turkish Cypriots gave the town its current name, Mersinlik, which means "a place of myrsine trees" in Turkish. According to researchers, the mystery of rapid relocation of the Phlamoudhi population 35 centuries ago has been only been partially resolved; the enigma remains and you are invited to walk through the trails of these former historic inhabitants.



# WHAT IS AROUND



Within a 60KM radius of the site, you'll find an assortment of compelling attractions catering to a variety of interests. These range from the convenience of the airport and the charm of local towns, to historical treasures such as castles and ancient sites, as well as the allure of hiking hotspots. Nestled in the midst of unspoiled nature, the site also serves as a showcase for the authentic and local products of Cyprus, particularly the region's esteemed olives and olive oil.



## ARCHITECTURAL PHILOSOPHY

RESPONSIVE  
DESIGN

Kaia's design philosophy employs a thoughtful placement of units to balance private and public spaces, fostering community interaction and individual privacy.

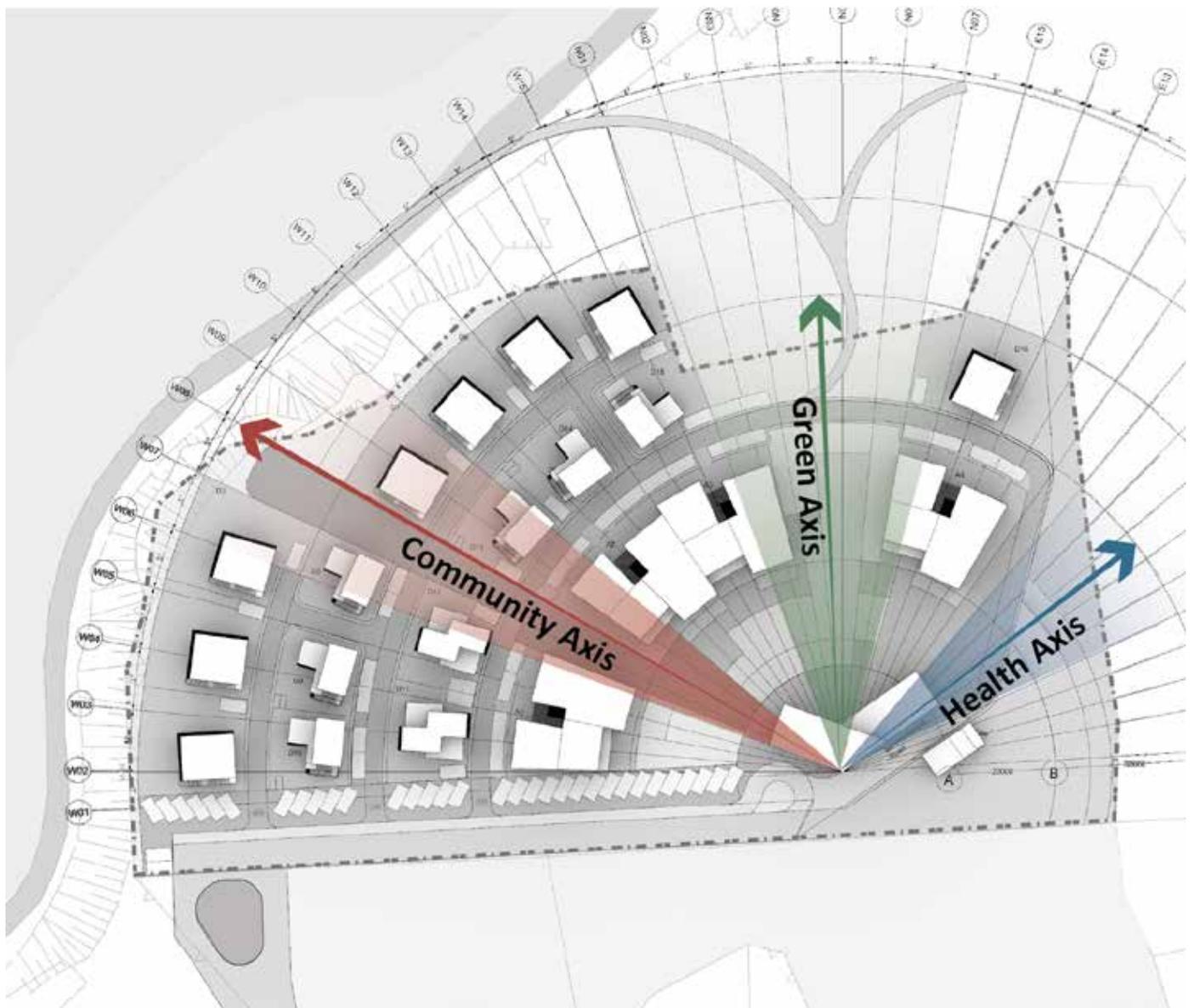
The layout strategically positions detached and attached housing to maximize natural views, breezes and solar warmth, enhancing energy efficiency.

This approach ensures Kaia's residents enjoy a peaceful and sustainable living environment that harmoniously integrates natural landscape with the built form.



# AXES

The masterplan fuses seamlessly with its surroundings via three distinctive axes. **Community Axis**'s west orientation reveals the captivating sunset along the coastline. The walk path features a viewing platform at the end and areas allocated for family and children's activities. **The Green Axis** harmonizes the northern nature with the southern pool and amenities. This axis forms a walkway to the beach, complemented by delightful spots within the park. **The Health Axis** adorns the eastern part of the site, where residents can greet the sunrise over a unique valley. This axis houses a spa and gym facility to boost resident's wellbeing.



# COMMUNITY AXIS



KALIA =

# GREEN AXIS



# HEALTH AXIS



CONSCIOUSLY  
CURATED  
EXPERIENCES





## A LIFESTYLE DESTINATION

Envisioned as a holistic living experience, Kaia is more than just a housing project – it is a comprehensive lifestyle destination meticulously designed for our residents. Kaia offers an appealing blend of nature, smart living and unique experiences for various needs. Experience collectors find rich local interactions and attractions. Families benefit from varied housing sizes and abundant family-friendly facilities. Seniors are catered with convenience-oriented designs and engaging activities. All enjoy Kaia’s personalized well-being-oriented lifestyle practices, harmonized with the island’s natural beauty.



AMENITY BUILDING

# K A I A

## AMENITIES & ACTIVITIES

Immerse yourself in the enriching experiences that Kaia offers, where an array of top-tier amenities and activities seamlessly blend with our commitment to sustainability and community well-being.

- Restaurant and Pool Bar
- Coworking Spaces
- Community Gardens
- Sandy Beach Access
- Scenery Viewing Platform
- Walking and Cycling Paths
- Yoga & Fitness Studio
- Spa, Sauna and Outdoor Hot Tubs
- Hammam & Steam Room
- Children's Pool & Playground
- Beach Entry Main Pool
- Minimarket



# FLOURISHING EXPERIENCES

OUR COASTAL DEVELOPMENT OFFERS DIVERSE EXPERIENCES TO CATER TO EVERY ASPECT OF OUR RESIDENTS' LIVES.



Indulge in a gastronomic journey at Kaia's on-site restaurant, where the bounty of the sea meets culinary finesse in an atmosphere of relaxed elegance.



Savor refreshing cocktails at Kaia's pool bar, an oasis of relaxation, perfect for those laid back, sun-soaked afternoons.



Unwind in the soothing warmth of our hot tub, set against a backdrop of breathtaking valley and sea views, offering the perfect balance of relaxation and visual splendor.



Find your creative spark in Kaia's coworking spaces, fostering productivity amidst inspiring views and a vibrant community of like-minded individuals.

# FLOURISHING EXPERIENCES

OUR COASTAL DEVELOPMENT OFFERS DIVERSE EXPERIENCES TO CATER TO EVERY ASPECT OF OUR RESIDENTS' LIVES.



Our inviting green space, the community garden, is where you can grow your own produce, foster relationships, and connect with nature's bounty.



Surrender to tranquility at Kaia's exclusive spa and hammam, a sanctuary designed, where our experts will guide you on relaxation and rejuvenation.



Immerse yourself in the serene waters of Kaia's main pool, the perfect spot for a refreshing swim, lounging by the poolside or having a drink in the afternoon sun.



Let your little ones splash away their boundless energy and create childhood memories in our children's pool, a safe and fun-filled space dedicated to their enjoyment.

# FLOURISHING EXPERIENCES



Explore the rich cultural heritage of the region through a journey of historical sightseeing, immersing yourself in tales and relics of the past.



With Kaia's convenient pickup services, you can experience the bustling city's nightlife, promising an evening full of entertainment and cultural exploration.



Embrace the serene beauty of Kaia's adjacent sandy beach, where the flow of the waves invite you to relax and feel the Mediterranean sun.



Embrace the great outdoors with a hiking expedition on the mountains near Kaia, where panoramic views reward your sense of adventure.

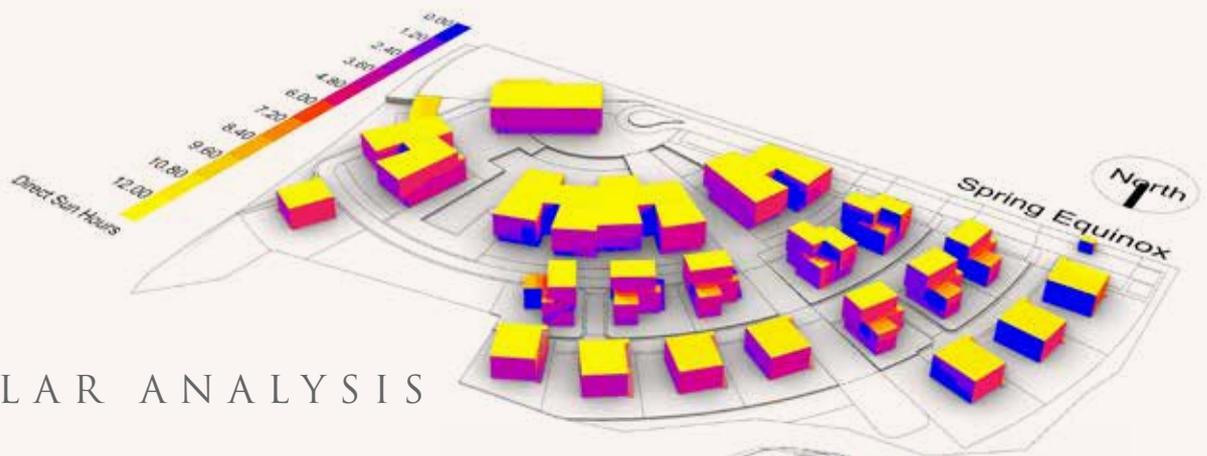
*with K A I A, every day is a unique experience.*



EXPERIENCE ENDLESS MOMENTS

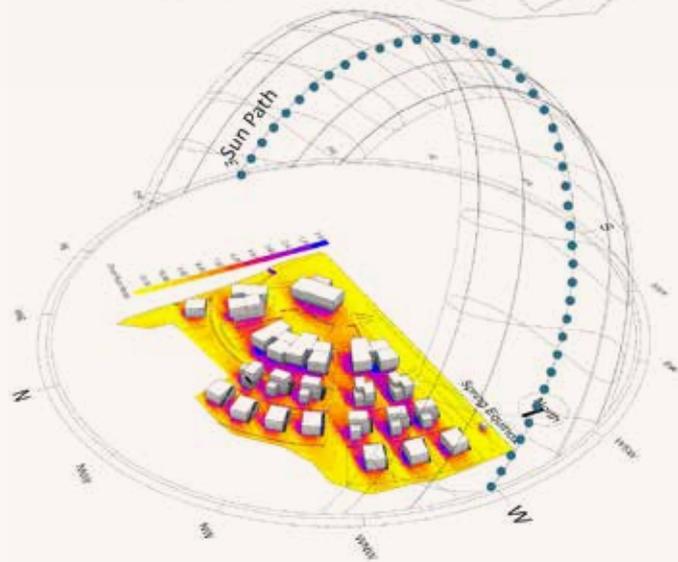


# SUSTAINABLE MASTERPLAN

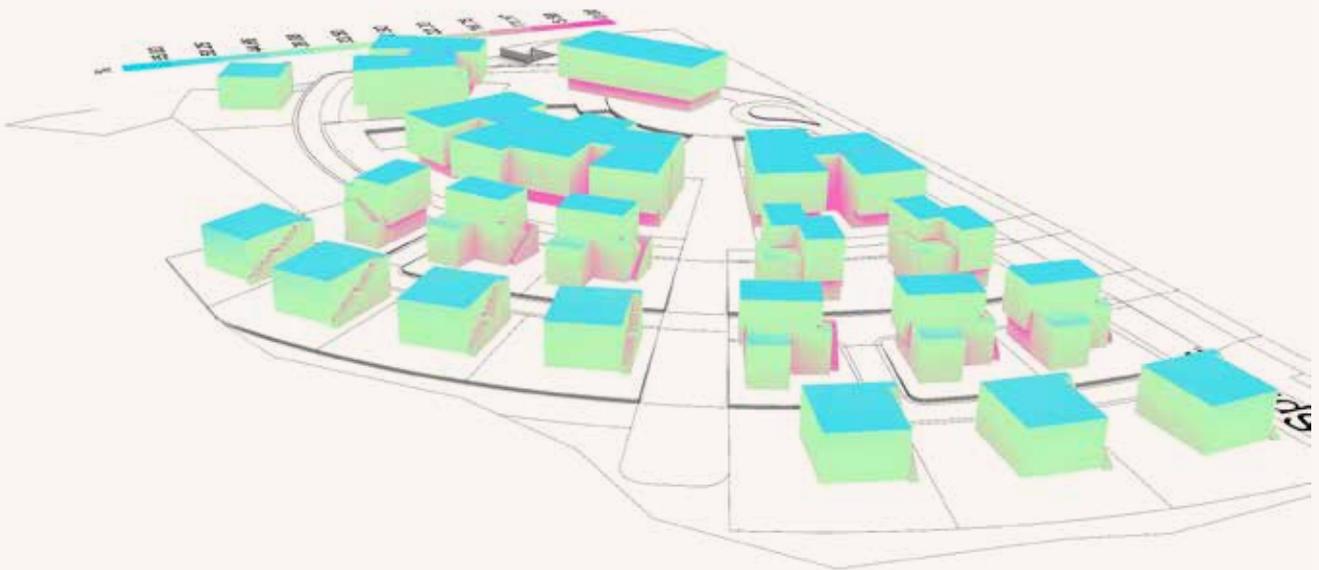


## SOLAR ANALYSIS

The masterplan's building massing and placement have been thoughtfully designed not only to capture the finest views but also to moderate solar gain, minimizing it during summer and maximizing it during winter. This equilibrium is achieved most efficiently on the south facade (poolside) where shadows provide respite in summer, and maximum sun reception warms the area in winter. Large windows on the northwest and northeast facades embrace the views while maintaining reduced exposure to the sun.



# SUSTAINABLE MASTERPLAN



## VIEW ANALYSIS

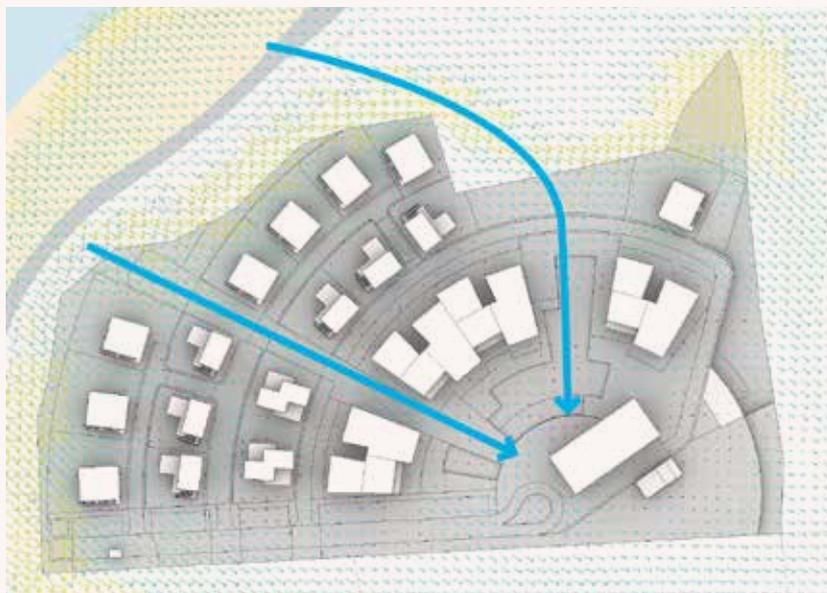
The project leverages technology to minimize view obstruction. It incorporates innovative design solutions, like The Courtyard Houses, to enhance the quality of view from the living areas.



# SUSTAINABLE MASTERPLAN

## BREEZE ANALYSIS

The masterplan is shaped with permeable massing to welcome the sea and land breezes from the northwest. The promenade, acting as the project's lungs, helps distribute the breeze. This responsive design, considering breeze directions, ensures superior temperature and air quality management.



## WIND ANALYSIS

The masterplan has been examined with fluid dynamic systems to study the impact of dominant wind direction. It was tested on two levels - ground and first floor, which are most used by inhabitants. The analysis indicates that the masterplan doesn't exacerbate wind speed; instead, it pacifies it. Moreover, the project's axes allow the breeze to reach the main square, aiding in cooling.

# THE RESIDENCES



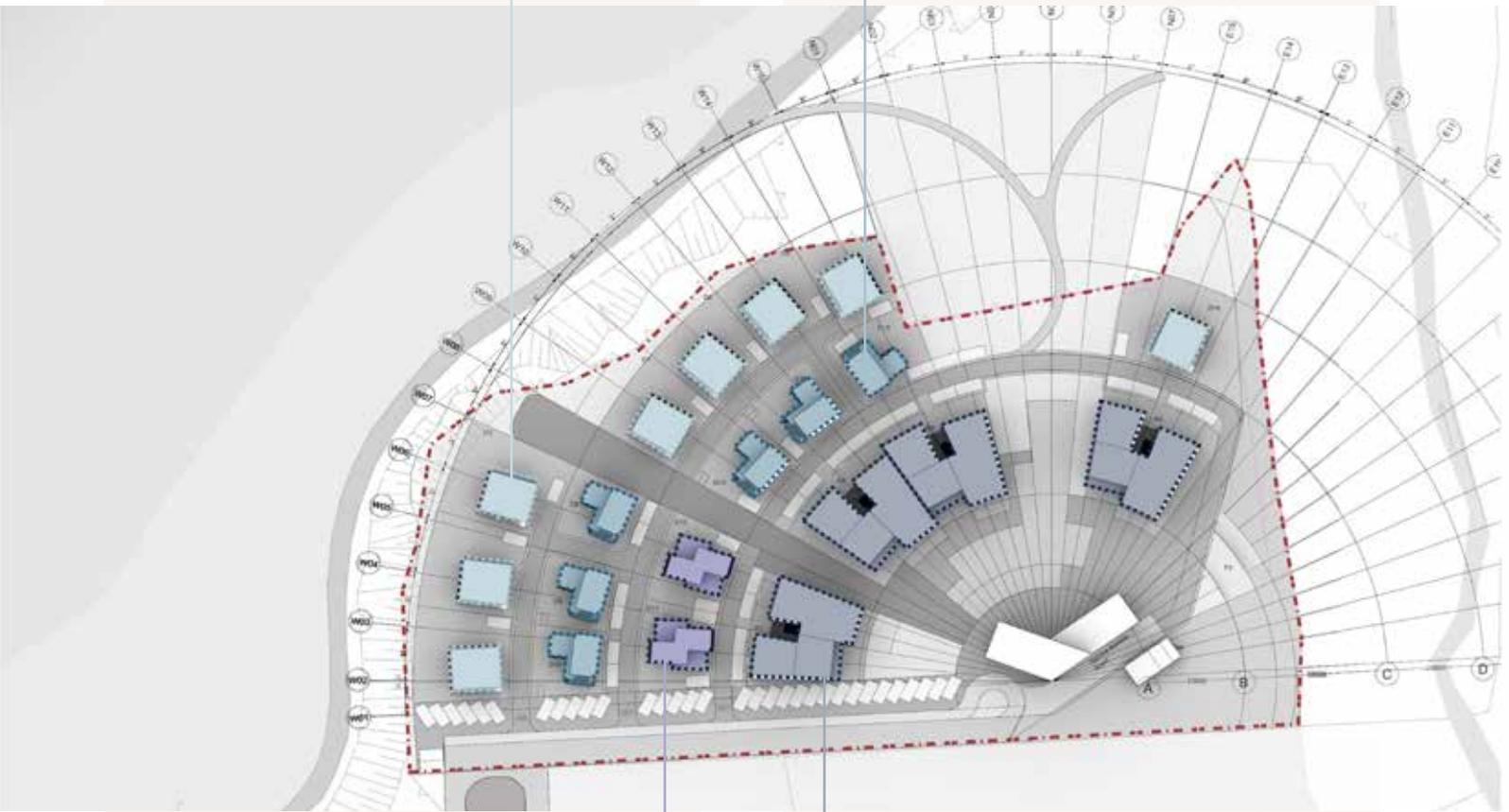
# RESIDENCES' DETAILS



LOFT VILLAS



COURTYARDS



TWIN VILLAS

ATTACHED APARTMENTS



# DETACHED RESIDENCES





## LOFT VILLAS

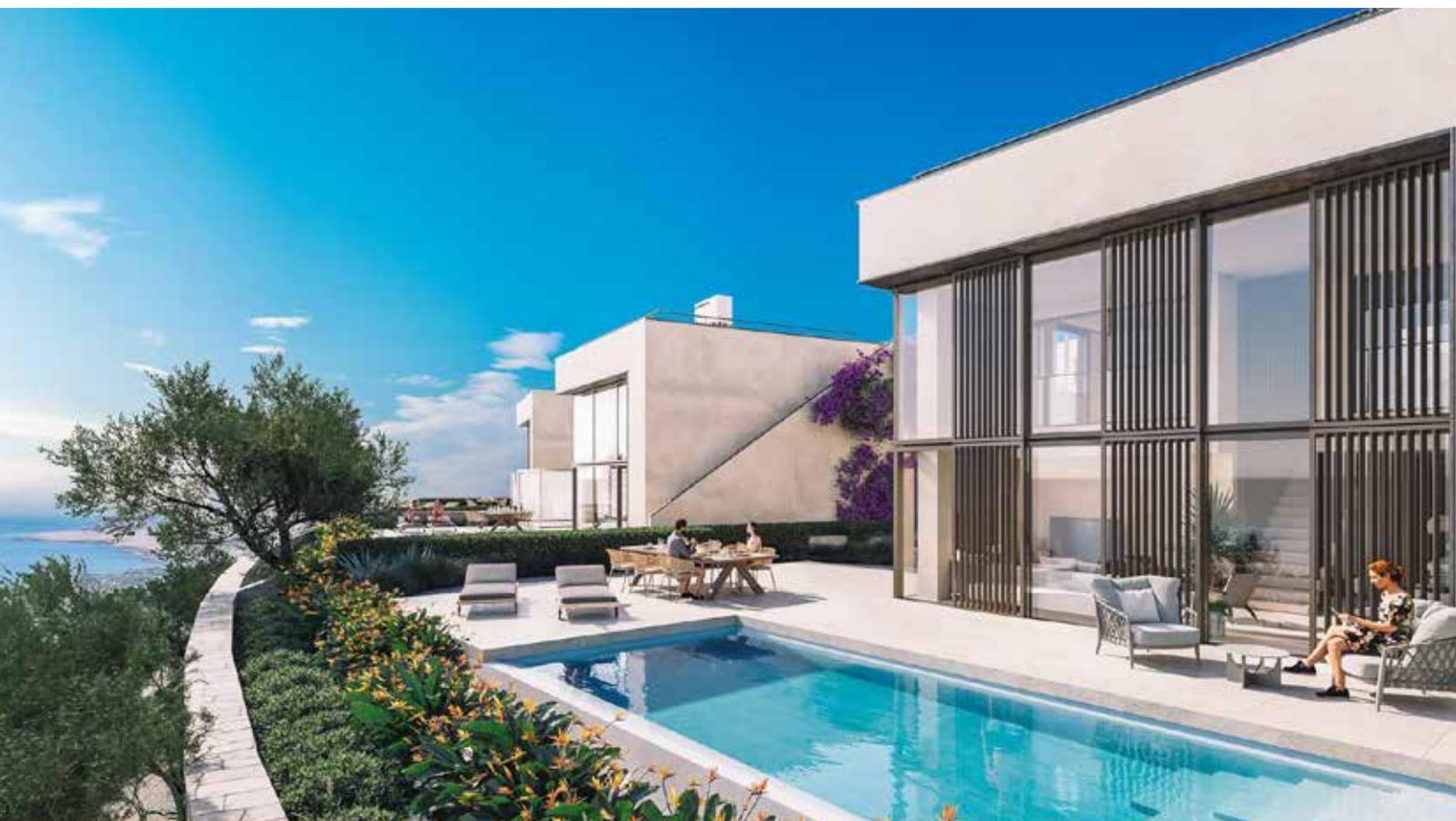
3 BEDROOM

150 M<sup>2</sup>

Our three-bedroom Luxury Lofts are an embodiment of opulence, nestled right beside the pristine seafront. These two-storey marvels sit within expansive seaside plots, with living areas boasting ceilings that reach a lofty 4.6 meters. This architectural feature is designed to enhance the uninterrupted views of the glittering Mediterranean. The breathtaking panorama can be appreciated from the living room, kitchen, the dining area as well as from the upper bedrooms and the expansive roof terraces.



# LOFT VILLAS EXTERIORS





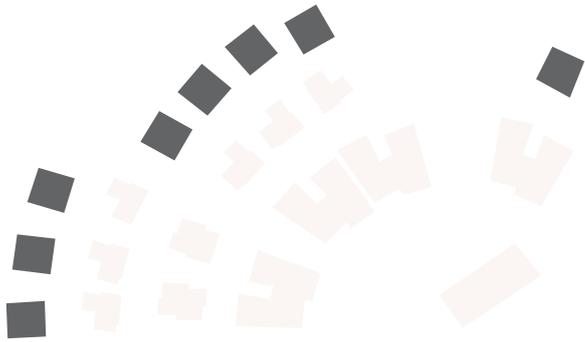
LOFT VILLAS INTERIORS



# LOFT VILLAS

3 BEDROOM

150 M<sup>2</sup>



## SPECIFICATIONS & FEATURES

- Private swimming pool
- Private garden
- Fireplace
- Underfloor heating system
- Concealed central heating & cooling (VRV System)
- Thermal insulation
- Insulated raft foundation
- Green roof terraces with barbeque
- Unlimited sea and mountain views
- En-suite master bedrooms
- Rain shower in master bedrooms
- Dimmable led lights
- Hans-Grohe faucets
- Smart home systems

## FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## COURTYARD HOMES

3 BEDROOM

127 M<sup>2</sup>

Located on the second row from the Sea, our three bedroom Courtyard Homes offer flexibility and allow for possible function change with its third bedroom. As it can be redesigned as a playroom or a home office.



COURTYARD HOMES INTERIORS



# COURTYARD HOMES

3 BEDROOM

150 M<sup>2</sup>



## SPECIFICATIONS & FEATURES

- Private garden
- Fireplace
- Concealed central heating & cooling (VRV System)
- Thermal insulation
- Insulated raft foundation
- Sea view
- En-suite master bedrooms
- Rain shower in master bedrooms
- Hans-Grohe faucets
- Dimmable led lights
- Shared swimming pool
- Smart home systems

## FLOOR PLANS



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



## COURTYARD APARTMENTS

1 BEDROOM

46 M<sup>2</sup>

Accessible via a private staircase, these units seamlessly blend indoor and outdoor living. Overlooking the shimmering sea, the terrace serves as a tranquil outdoor living space where residents can soak up the Mediterranean sun, dine al fresco, or simply take in the stunning vistas. These homes provide an exclusive sanctuary that truly capture the essence of coastal living.



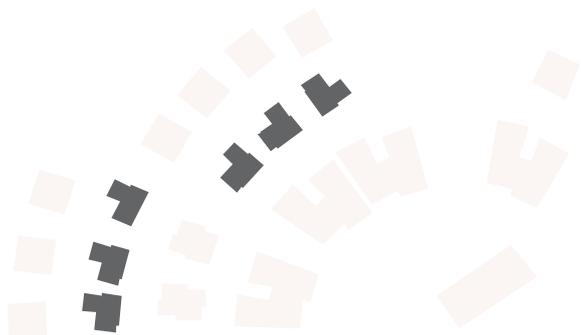
# COURTYARD APARTMENTS VISUALS



# COURTYARD APARTMENTS

1 BEDROOM

46 M<sup>2</sup>



## SPECIFICATIONS & FEATURES

- Concealed central heating & cooling (VRV System)
- Thermal insulation
- Insulated raft foundation
- Unlimited sea and mountain views
- Rain shower
- Hans-Grohe faucets
- Shared swimming pool
- Smart home systems

FLOOR PLAN



FIRST FLOOR PLAN



## TWIN VILLAS

2 BEDROOM

122 M<sup>2</sup>

Situated on the third row from the sea, our Triplex Homes are a study in sophisticated design. These two-bedroom luxury twin homes span three storeys, providing a private retreat on each level. They also feature an additional study room and a library area. By acquiring two twin homes, the unit can be transformed into a grand four-bedroom house, offering a spacious living space.





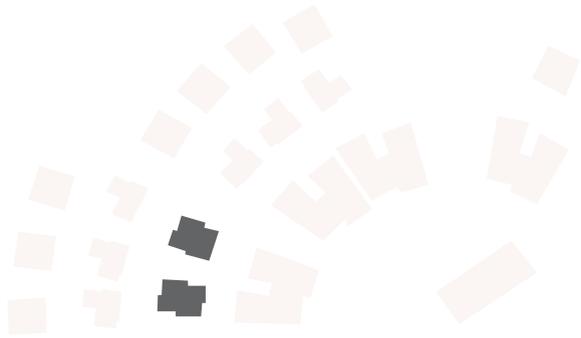
TWIN VILLAS INTERIORS



# TWIN VILLAS

2 BEDROOM

122 M<sup>2</sup>



## SPECIFICATIONS & FEATURES

- Private garden
- Concealed central heating & cooling (VRV System)
- Thermal Insulation
- Insulated raft foundation
- Private en-suit master bedrooms located on the entire top floor
- Sea and mountain views from the master bedrooms
- Rain shower in master bedrooms
- Shared swimming pool
- Smart home systems

## FLOOR PLANS



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN

# ATTACHED RESIDENCES





## ATTACHED APARTMENTS

2 BEDROOM &

1 BEDROOM OPTIONS

Our Attached Houses, available in 1+1 and 2+1 configurations, are thoughtfully positioned from the second to fourth rows from the sea. Ground floor apartments delight with private gardens, while first-floor apartments offer roof terraces, all boasting views of the pool or the sea. The two-bedroom apartments stand out with their unique two-storey loft design, ensuring a comfortable and bright living environment.





ATTACHED APARTMENTS VISUALS



# ATTACHED APARTMENTS

## 2 BEDROOM OPTIONS



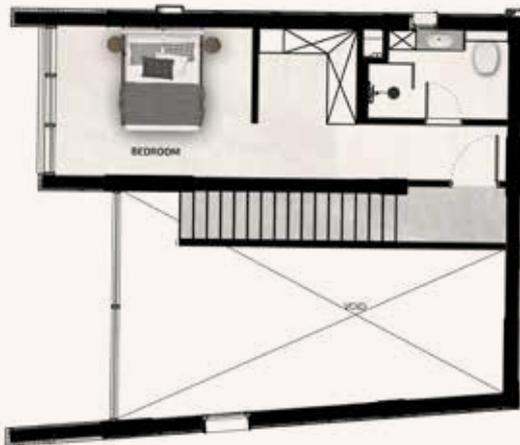
### FLOOR PLANS

2 Bedrooms (Seaview)

107 M<sup>2</sup>



GROUND FLOOR



MEZZANINE FLOOR

1 Bedrooms (Poolview)

106 M<sup>2</sup>



GROUND FLOOR



MEZZANINE FLOOR

# ATTACHED APARTMENTS

## 1 BEDROOM OPTIONS



## SPECIFICATIONS & FEATURES

- Private gardens for ground floor apartments
- Private green roof terraces for top floor apartments
- Sea and/or mountain views on upper floors
- Concealed central heating & cooling (VRV System)
- Thermal Insulation
- Insulated raft foundation
- Shared swimming pool
- Smart home systems

## FLOOR PLANS

1 Bedroom (Seaview)

68 m<sup>2</sup>



1 Bedroom (Poolview)

56 m<sup>2</sup>





K A I A

M E R S İ N L İ K • C Y P R U S

DESIGNED BY

**EB** STUDIO  
ERGIN BIRINCI

PROJECT BY

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