



Panayia

HOMES - KYRENIA

*a glimpse of Paradise*  
Panayia Homes

Enter as guests, leave as family – where home and happiness embrace!



Panayia  
HOMES - K



# Panayia

HOMES - KYRENIA



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KYRENIA



# Welcome to Panayia Homes



# PANAYIA HOMES

EMBARK ON A JOURNEY  
OF ELEGANCE AND  
SPLENDOR AT PANAYIA

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Where luxury and nature unite in harmonious perfection, Panayia Homes beckons you to experience a life beyond compare. Perched 100 meters above the azure embrace of the Mediterranean sea, this exclusive residential haven offers a symphony of panoramic vistas – from the sweeping coastline to the majestic mountains.

Indulge in the art of elevated living, where every home is a masterpiece of design, adorned with modern comforts and thoughtful details. Step onto your private balcony or lush garden, and let your gaze wander across the horizon, where sea and sky embrace in breathtaking unity.



# WHY NORTHERN CYPRUS!

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## OWN YOUR PARADISE: NORTHERN CYPRUS BECKONS

Escape to a world of unspoiled beauty and Mediterranean allure. Here, owning property is an invitation to a laid-back lifestyle where history meets modern comfort.

***Pristine Beaches:*** Your retreat by the azure sea.

***Mediterranean Delights:*** Savory cuisine and warm hospitality.

***Historical Gems:*** Explore ancient ruins and rich heritage.

***Investment Potential:*** A growing market with promising returns.

***Year-Round Sunshine:*** Embrace outdoor living and well-being.

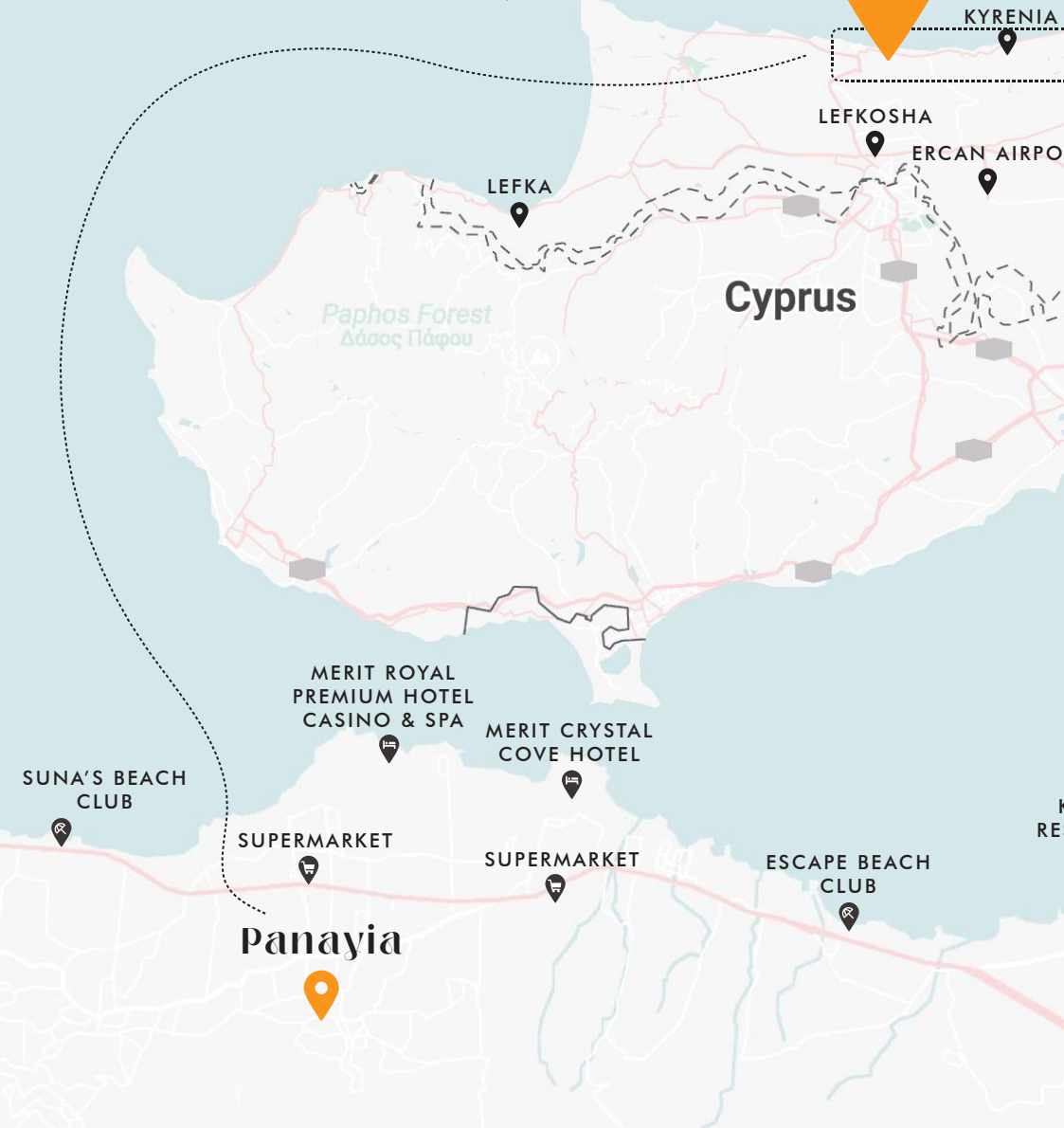


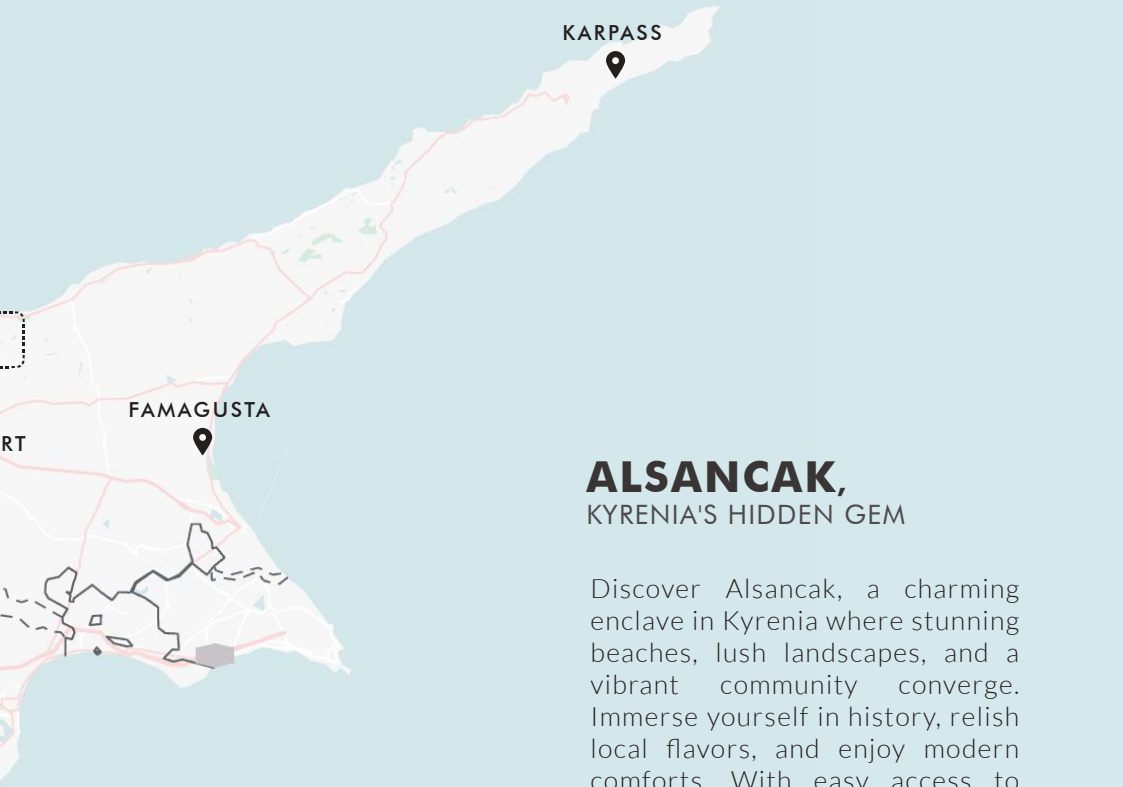
# Discover the Allure of Northern Cyprus



# LOCATION

## KYRENIA, ALSANCAK





KARPASS

FAMAGUSTA

## ALSANCAK, KYRENIA'S HIDDEN GEM

Discover Alsancak, a charming enclave in Kyrenia where stunning beaches, lush landscapes, and a vibrant community converge. Immerse yourself in history, relish local flavors, and enjoy modern comforts. With easy access to both city and nature, Alsancak offers the perfect blend of tranquility and convenience. Your ideal haven awaits.

KAYA PALLAZO  
SORT & CASINO

LES AMBASSADEURS  
HOTEL CASINO &  
MARINA

KYRENIA CASTLE

EZİÇ PEANUTS

SUPERMARKET

SUPERMARKET

Barış Parkı  
Πάρκο της



“AS THE SUN DIPS INTO THE SEA, IT  
LEAVES BEHIND A CANVAS OF  
COLORS THAT WHISPER OF  
THE DAY'S END AND THE PROMISE  
OF TOMORROW.”





**A E** | UNITS: E1, E2

**B W** | UNITS: W1, W2

**B E** | UNITS: E1, E2

**C W** | UNITS: W1, W2

**A W** | UNITS: W1, W2

**E W** | UNITS: W1, W2

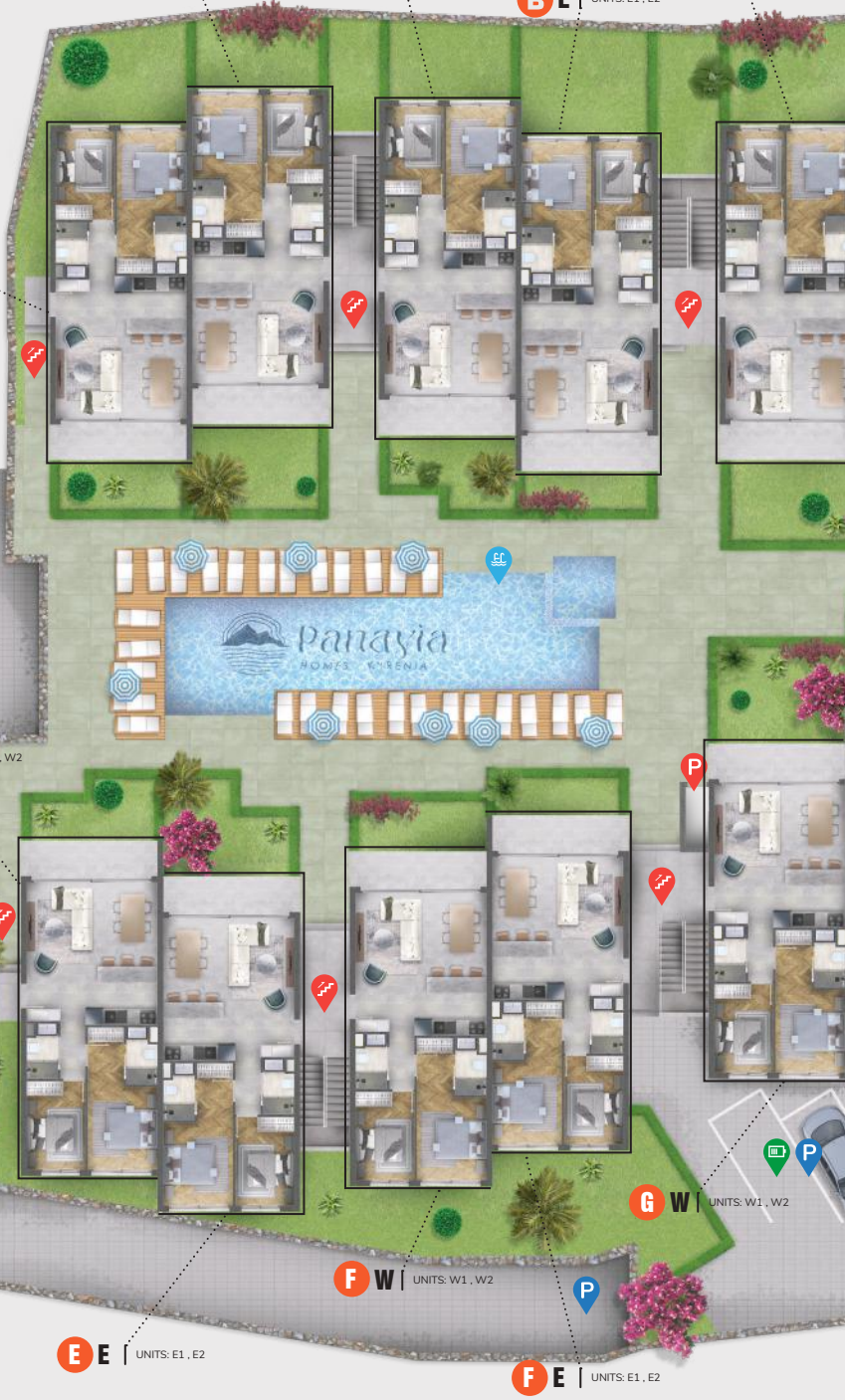
**P**

**G W** | UNITS: W1, W2

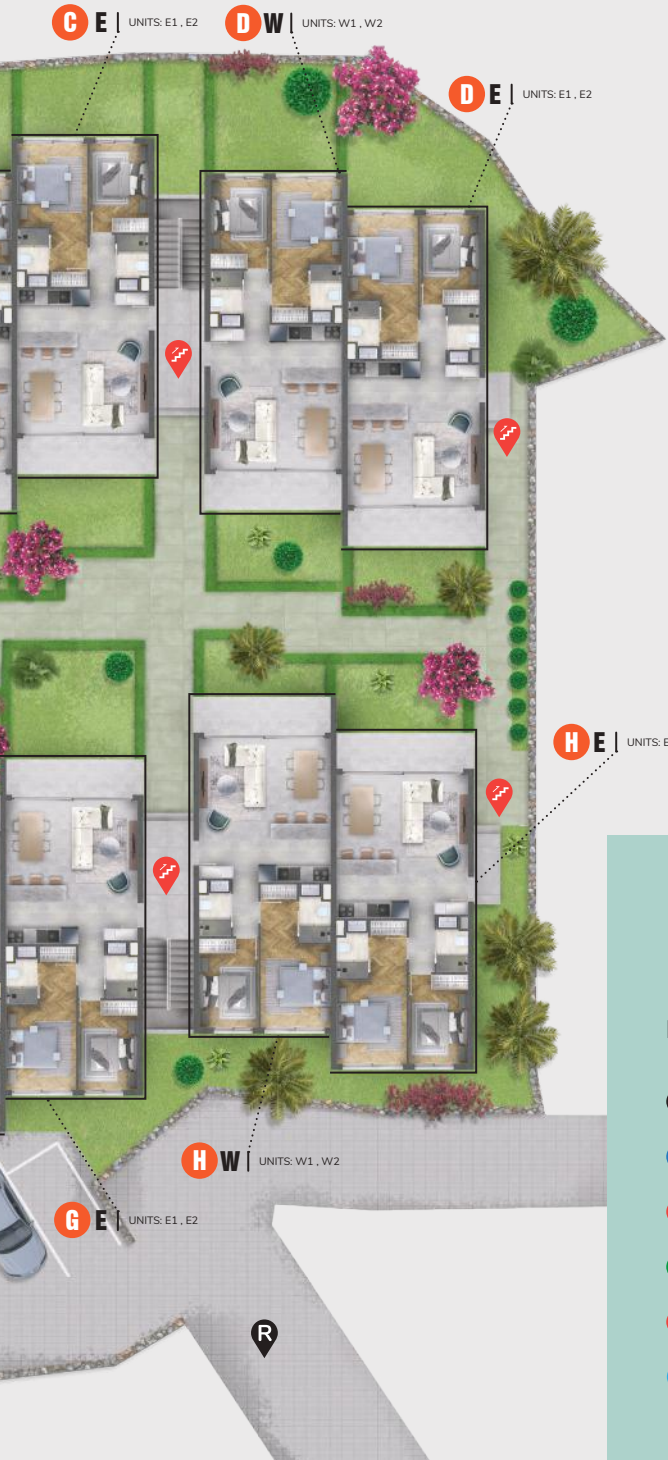
**F W** | UNITS: W1, W2

**E E** | UNITS: E1, E2

**F E** | UNITS: E1, E2



# MASTERPLAN



(West, East)B. Side Label

**B**

**WE**

UNITS: E1, E2

Build. Block Code

Unit Code

## Labels

-  Access Road to the Project Location
-  Car Parking Zone
-  Underground Parking Access
-  EV Charging Station
-  Staircase Area
-  Swimming Pool, Courtyard Area



# WELCOME TO PANAYIA HOMES: WHERE BEAUTY & SERENITY CONVERGE

Each of our e  
floors in each block  
becomes a haven of  
by a vertical core, a

A journey up  
heritage of Cyprus,  
designed with a bl  
aesthetics of the re



Eight meticulously designed blocks is a sanctuary of tranquility. With two floors, housing two exquisite 2-bedroom apartments on every floor, your home offers privacy and space. The entrance to each apartment is gracefully defined in a semi-open space that invites you to step into a world of sophistication.

Through the beautifully designed staircase, an homage to the rich architectural heritage of the region, leads you to your haven of comfort. The hollow block walls, thoughtfully designed to blend solid and semi-open elements, pay homage to the vernacular architecture of the region.

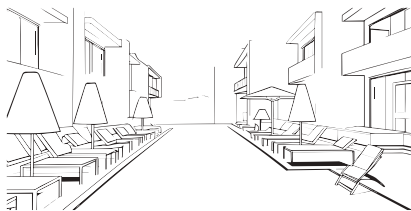
*Home is the starting place of*



*of love, hope, and dreams.*



# Panayia Homes



## TIMELESS REVERENCE

Panayia Homes is a tribute to history and modernity entwined. Inspired by the venerable Panayia Church and the village's storied past, our concept harmonizes old and new. The stacked forms pay homage to the village's legacy, while the solid-void relationship stands for unity and progress.

As the village remains an ageless testament, our project rises in reverence, encapsulating the essence of unity and harmony. With a contemporary touch, we honor heritage while forging ahead.

Panayia Homes is a time-honored narrative, where tradition and modernity converse gracefully—a living homage to the spirit that binds past, present, and future.











# Panayia

HOMES - KYRENIA









# ROOFTOP OASIS

ELEVATE YOUR EXPERIENCE:  
PANAYIA ROOFTOP OASIS

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Step into a world of elevated luxury as you gaze upon this breathtaking rooftop terrace – a jewel within Panayia Homes. Here, the art of relaxation takes on new meaning amidst the gentle bubbles of the jacuzzi and the aroma of a sizzling barbecue. Indulge in al fresco dining under the starlit sky, where every meal becomes an experience to savor.

The crowning glory of this panoramic escape is the iconic 'Panayia' church, a timeless sentinel that graces the horizon.

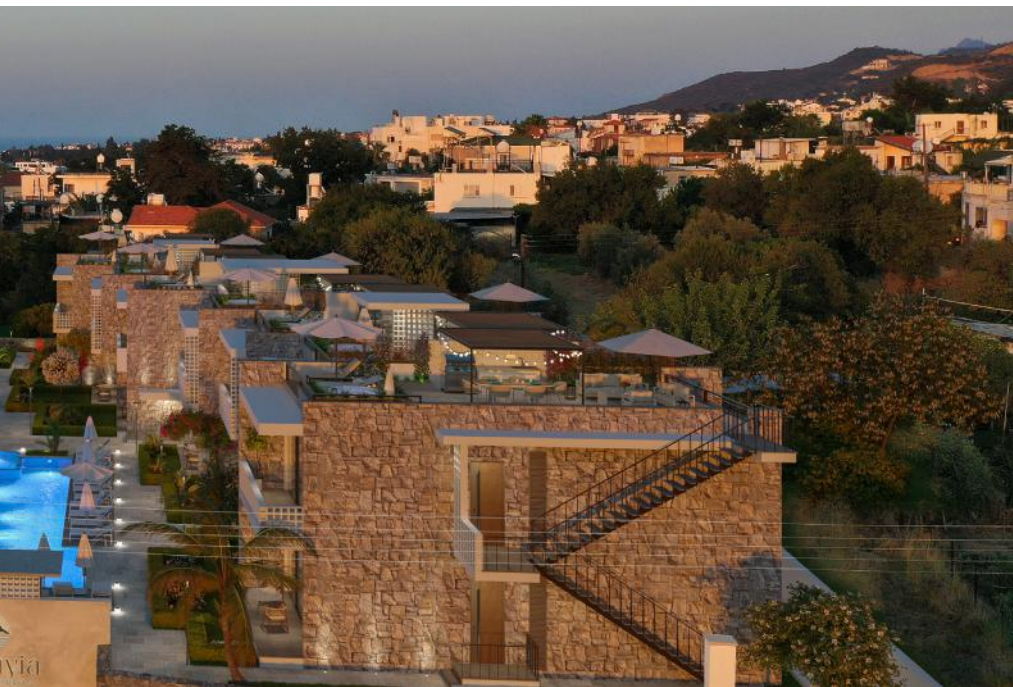
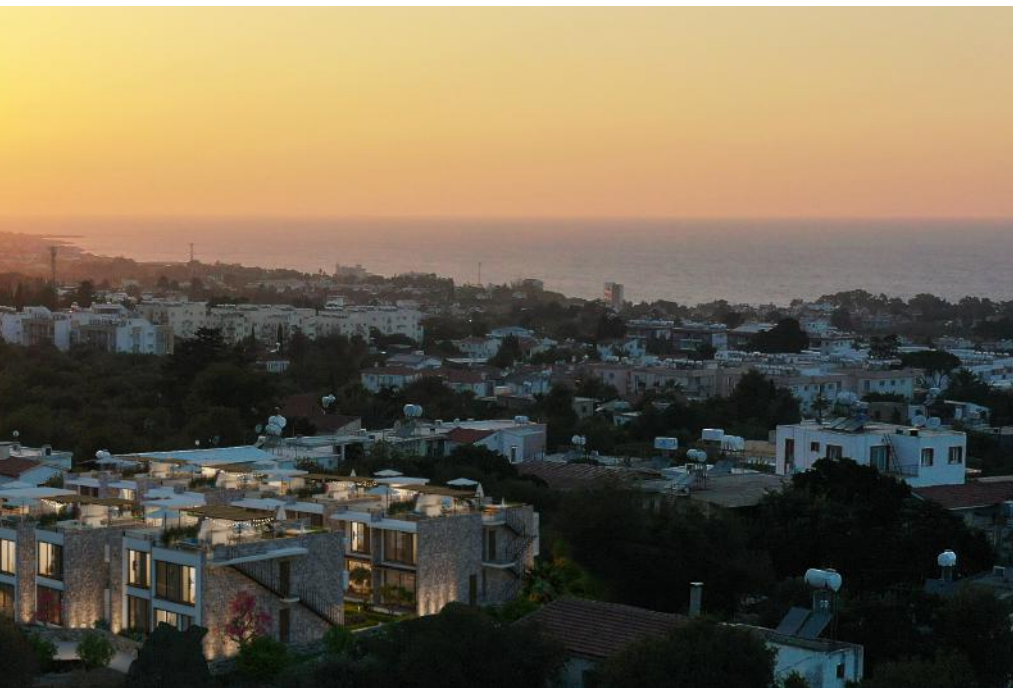




















Panayia  
HOMES - KYRENIA

# INTERIORS





# LIVING

WHERE MOMENTS UNFOLD  
AND MEMORIES ARE WOVEN

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With soaring 3.40-meter ceilings, these open-plan living spaces redefine spaciousness. An effortless flow connects the living area, kitchen, and dining, harmonizing each facet of daily life. A graceful bar seating arrangement faces the kitchen, offering an ideal space to engage in culinary creations or unwind with a morning coffee.

As evening descends, a suspended ceiling graces the living area, adorned with soft, hidden lighting that casts a gentle, warm glow. This subtle touch of elegance creates an intimate ambiance, perfect for both serene solitude and vibrant gatherings.





# DINING

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## KITCHEN BAR & DINING: A CULINARY AND SOCIAL OASIS

At the heart of this open-plan space, a stunning kitchen takes center stage – a haven for culinary creations. The kitchen's elegant design harmonizes with the adjoining bar seating, creating a dynamic space where conversations flow as effortlessly as flavors.

Take a seat at the inviting bar, where morning conversations over coffee and evening chats over a glass of wine become treasured moments. The bar's proximity to the kitchen ensures that every meal is a delightful social affair, as you engage with family and friends while savoring the aromas that waft from the stove.









# BATHROOM

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## BATHROOMS: A RETREAT OF SERENITY AND LUXURY

Step into a sanctuary of relaxation and rejuvenation. Our meticulously designed bathrooms offer a tranquil escape from the world, where every detail is crafted to pamper your senses. From elegant fixtures to soothing palettes, each element contributes to an ambiance of serenity and luxury.

Immerse yourself in the soothing embrace of a carefully curated space. Luxuriate in a haven of comfort, where soft lighting dances upon polished surfaces, and every touch is a caress of indulgence.





# BEDROOMS



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WHERE DREAMS AND SCENIC  
VIEWS UNITE

Experience nightly serenity in our curated bedrooms, where luxury meets nature's grandeur. Wake up to sea and mountain vistas, a panorama of beauty before your eyes. Each bedroom cocoon you in tranquility. The floor beneath, whether ceramics or herringbone parquet, invites indulgence.

As the sun rises, its golden hues kiss the sea, filling your space with warmth. In the evening, mountains silhouette against the sky, inviting contemplation.







Discover restful retreats that blend comfort with nature's beauty. In these curated bedrooms, every detail is designed for serenity. Wake up to stunning sea and mountain views that paint your mornings with tranquility.

# INTERIORS

**4.0** M<sup>2</sup>  
Bathroom



Laundry

**15** M<sup>2</sup>



Living Area

**10.2** M<sup>2</sup>



Terrace

**10.3** M<sup>2</sup>



Dining Area

**10.0** M<sup>2</sup>



Kitchen & Bar Area

**4.0**



Bathroom

BEDROOM



11.5 M<sup>2</sup>



Bedroom



LIVING ROOM

14.5 M<sup>2</sup>



Master Bedroom

17.0 M<sup>2</sup>

7

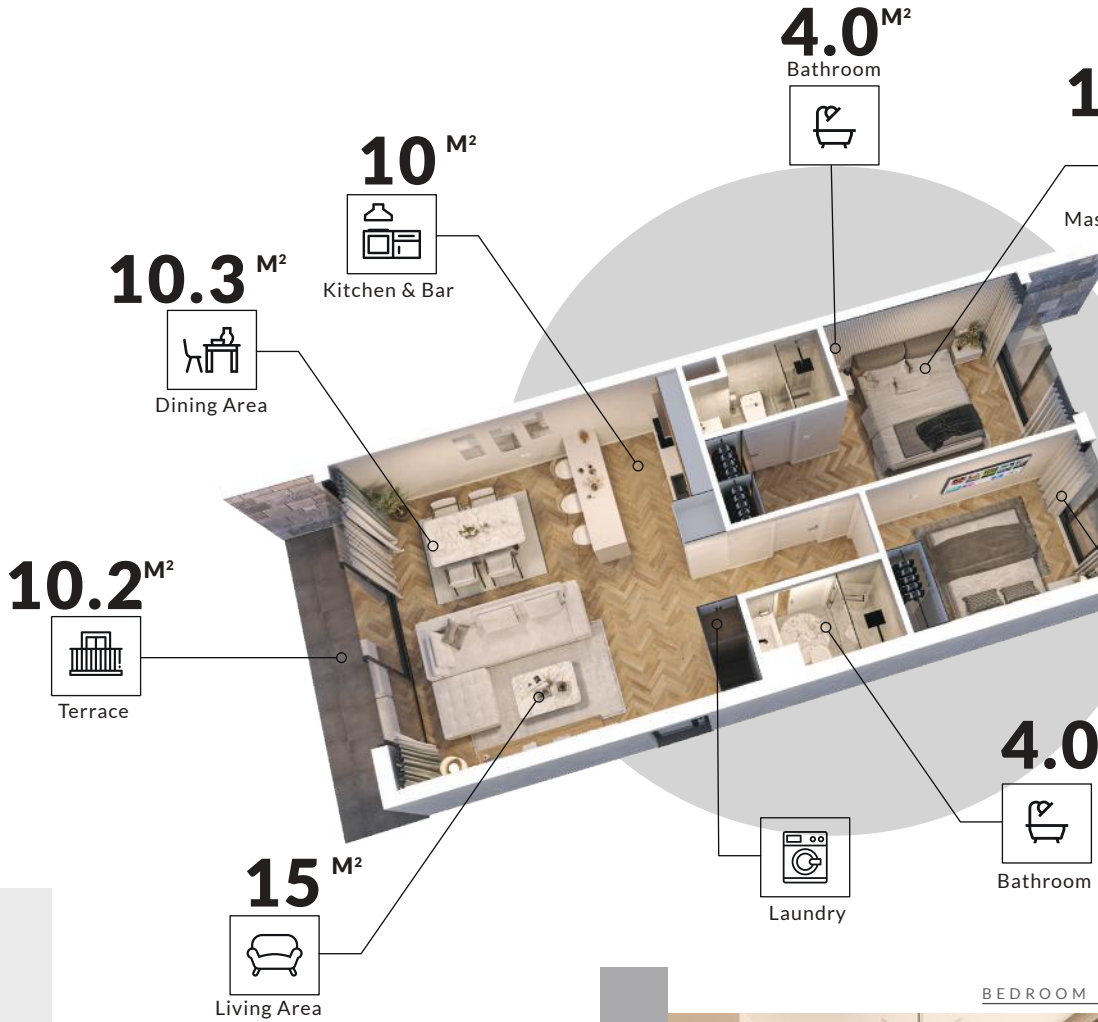
room

LIVING ROOM



DOM

# INTERIORS



4.5 M<sup>2</sup>



Master Bedroom

LIVING ROOM



11.5 M<sup>2</sup>



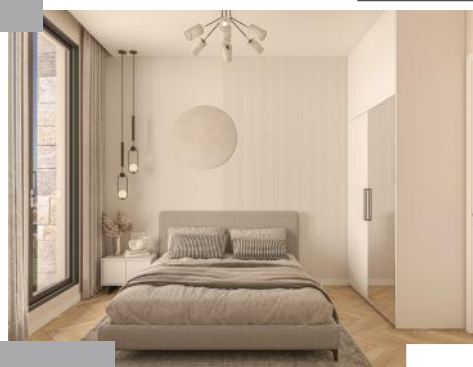
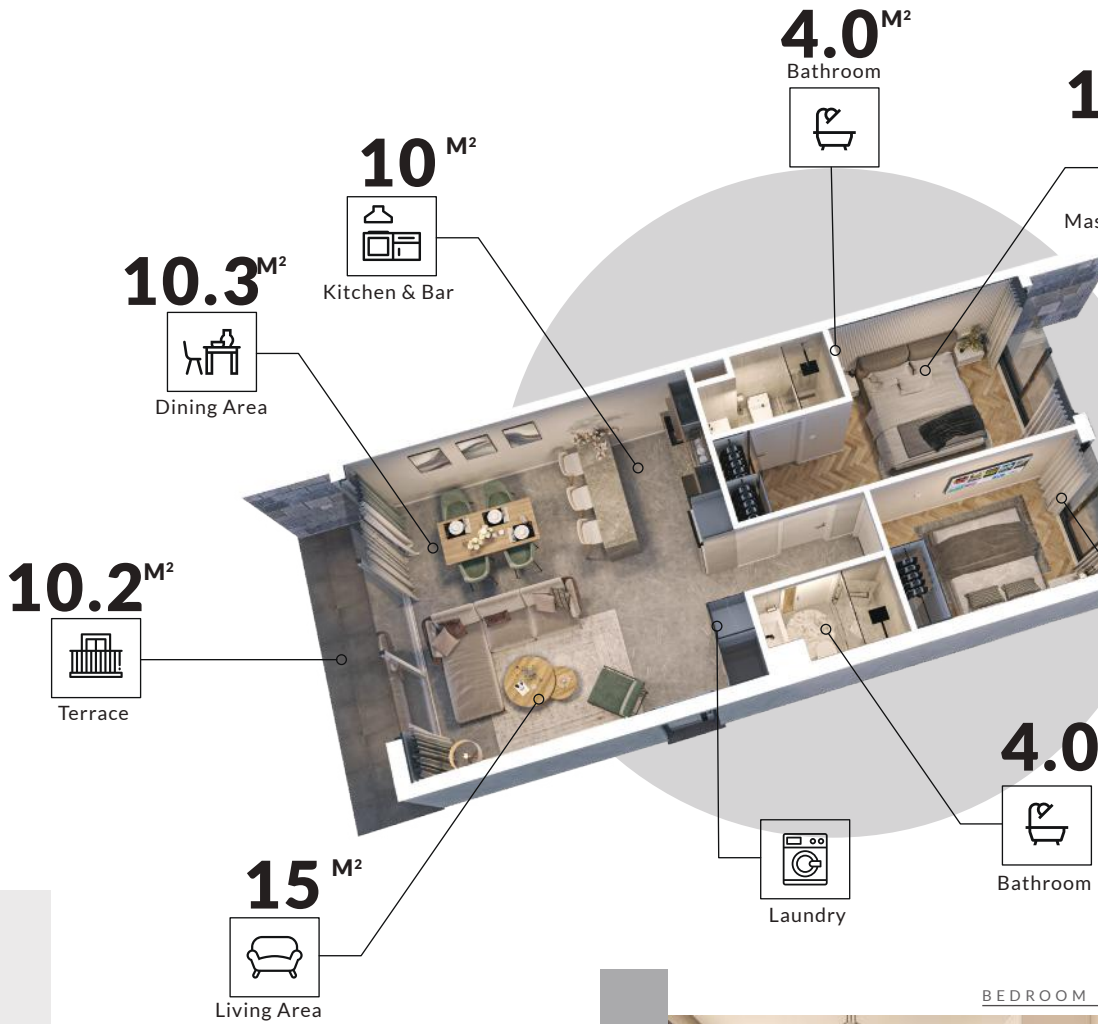
M<sup>2</sup>

Bedroom

LIVING ROOM



# INTERIORS



4.5 M<sup>2</sup>



Master Bedroom

LIVING ROOM



11.5 M<sup>2</sup>



M<sup>2</sup>

Bedroom

LIVING ROOM





## UNDERGROUND PARKING

Our underground parking at Panayia Homes offers direct access to the courtyard and pool. With an EV charging station, contemporary design, and top-tier safety systems









**IMKAN**  
DEVELOPMENT



**VERUS**  
INVESTMENT

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Office: Nicosia/TRNC  
[verus@imkandevlopment.com](mailto:verus@imkandevlopment.com)  
+90 546 990 0 990