



NORTHERN CYPRUS

Region Overview | Real Estate Listings - Intermark Selection

Intermark Global



Intermark Global - an international real estate consultant for life, investment and immigration, with leading positions in various markets, in the market for over 30 years

8

Regional offices under
the Intermark brand

700 +

Partner offices
around the world

70

Countries
of the world

RUSSIA | UNITED KINGDOM | UAE | CYPRUS

TURKEY | THAILAND | INDONESIA | CHINA

Savills/Intermark Awards 2018 - 2023



2

US. MEXICO
CARIBBEAN

96

OFFICES

UNITED
KINGDOM

130

OFFICES

EUROPE

128

OFFICES

MIDDLE EAST
AFRICA

266

OFFICES

ASIA
PACIFIC

72

OFFICES

2

Regional offices Intermark Global



UAE

Local property, overseas property,
immigration products



Turkey

Local property, overseas property,
immigration products



Thailand

Local property



Indonesia

Local property



United Kingdom

Local property, overseas property,
immigration products



China

Overseas property,
immigration products



Cyprus

Local property



Russia

Local property, overseas property,
immigration products

Real Estate. Key areas of expertise

1

Real estate investments



Apartments and villas for rental purposes



Commercial real estate



Alternative investment



Investment in renovation and development projects

2

Immigration services



European citizenship



Temporary and permanent residence permits, European Golden visa



Caribbean, Vanuatu citizenship



EB-5, E-2 and other US visa

3

Lifestyle real estate



70 countries
700+ partners



Personalized attitude

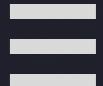


Multi language speaking support



Comprehensive approach: from selection to relocation

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Northern Cyprus

Region Overview

Turkish Republic of Northern Cyprus

Districts of Northern Cyprus

- | | |
|---|------------|
| 1 | Iskele |
| 2 | Gazimaguza |
| 3 | Lefkosa |
| 4 | Girne |
| 5 | Guzelyurt |
| 6 | Lefke |





Turkish Republic of Northern Cyprus



330 sunny days per year

Beach season lasts for 9 months



3,355 sq. km

Total area



400.000 people

Population



5 main districts

Lefkosa, Famagusta, Girne, Iskele and Guzelyurt

Interesting Facts about Northern Cyprus

Capital of Northern Cyprus - Nicosia

Also known as Lefkosa. The city is the capital of the Republic of Cyprus and is divided by the Green Line

Currency - Turkish lira (TRY)

Euro, dollar and even the British pound are accepted everywhere. Currency can be exchanged in banks or exchange offices

Bank working hours

In summer, banks are open from Monday to Friday only from 8:00 am to 12:00 pm. In winter, banks are also open from 2:00 pm to 4:00 pm



Interesting Facts about Northern Cyprus

Three-pin sockets

Just like in Southern Cyprus, three-pin sockets are commonly used in Northern Cyprus due to historical ties with Britain

Best time to visit Cyprus

From mid-May to mid-October. The summer heat is easier to endure due to low humidity

Mobile network operators

There are 2 mobile network operators in Northern Cyprus: KKTCELL and TELSIM. Both have roaming agreements with many operators, but it is cheaper to buy a local SIM card





Nicosia

Capital of Northern Cyprus

Nicosia (or Lefkosa in Turkish) is the capital of Northern Cyprus. The city is located in the central part of the island.

It is divided into two parts: one part belongs to Turkish-Cypriots, and the other belongs to Greek-Cypriots.

At the same time, the city is quite modern and has all amenities and services regularly used by modern society

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55.000 people

Population

Girne Kyrenia



Girne is a port city and the main resort of Northern Cyprus that attracts many tourists.

Girne has a rich history that goes back centuries and is considered the most picturesque city in the Eastern Mediterranean Region

Famagusta Gazimagusa



Famagusta is a Mediterranean city with a rich history that enchants tourists with its ancient buildings. One of the best cities for sightseeing in Cyprus.

The famous ghost town of Varosha is also located in Famagusta

Iskele Trikomo



With its eye-catching coastline, Iskele is a favorite destination for tourists and investors.

Iskele is famous for its historical heritage.

Guzelyurt Morphou



Guzelyurt is a quiet and peaceful town with a relaxed local Turkish-Cypriot lifestyle. The pace of life in Guzelyurt is very different from that of Kyrenia and Famagusta. But this is exactly what attracts many English tourists.

This is an ideal location for those seeking relaxation and picturesque views.



Economy of Northern Cyprus

70 %

Tourism share in the economy of Northern Cyprus

Tourism and related services have been the economy's main driver and main contributors to GDP for many years.

Other Business Areas

- ✓ Casino
- ✓ Light industry
- ✓ Agriculture

Tourist Attractions



Kyrenia Harbour (Girne)



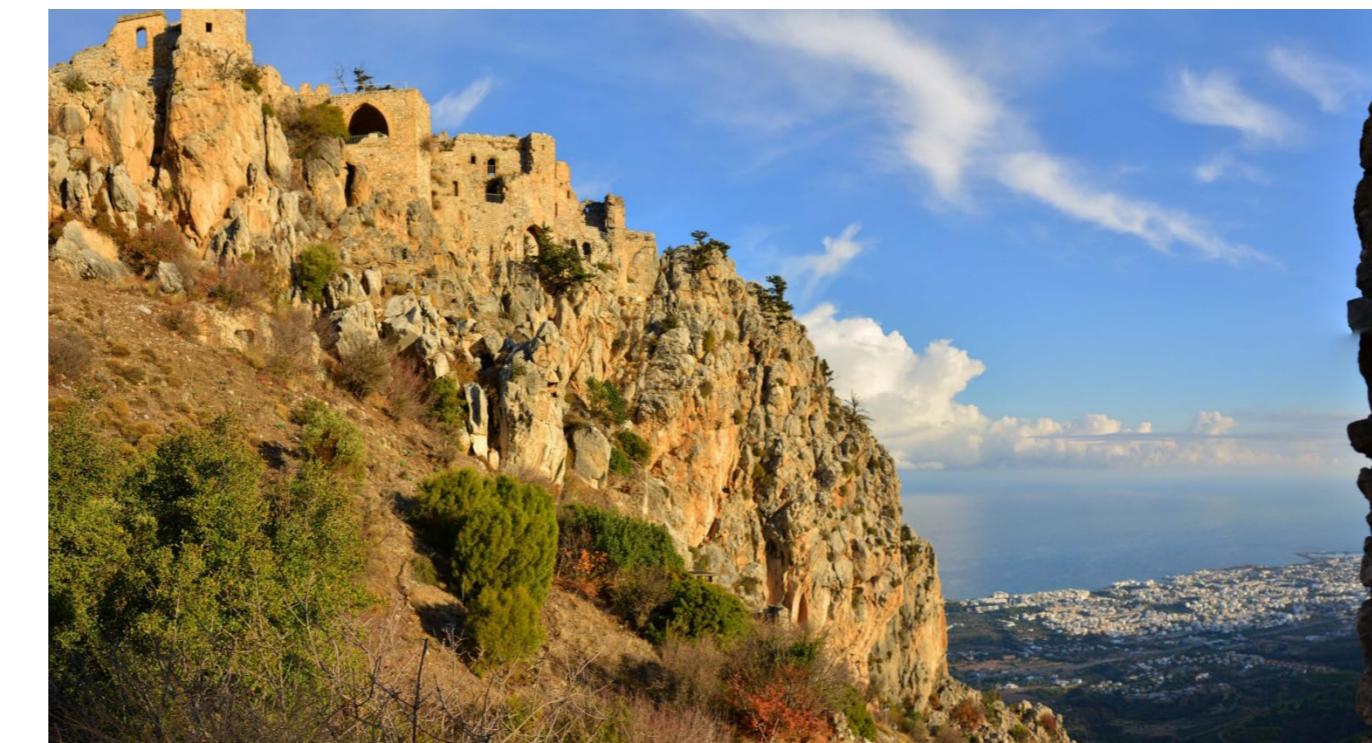
Kyrenia Castle



Ancient city of Salamis



Kantara Castle



Saint Hilarion Castle



Karpas Peninsula

Tourist Attractions



Walled City of Famagusta



Bellapais Abbey



Apostolos Andreas Monastery



Monastery of Saint Barnabas



Alagadi Turtle Beach



Buffavento Castle

Best Beaches and Clearest Water in the Mediterranean

Cyprus offers quite a varied coastline with sandy and pebble beaches.

According to the EEA report published in 2020, Cyprus had the best bathing water quality in Europe with an exceptional cleanliness score of 99.1%.



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Agriculture in Northern Cyprus



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In Northern Cyprus, agriculture is an important sector of the local economy, where 60% of the land is agricultural land. TRNC is free of genetically modified foods and organisms.





Casino in Northern Cyprus

Northern Cyprus is a paradise for casino lovers. This fact can be a real eye-opener for tourists who love gambling.

Gambling establishments operate **completely legally** in the northern part of the island in contrast to the Southern Cyprus where gambling establishments are prohibited.

Most Prestigious and Popular Casinos

- Grand Pasha Hotel Casino & SPA
- Lord's Palace Hotel Spa & Casino
- Savoy Ottoman Palace & Casino
- Ambassador Hotel & Casino
- Rocks Hotel & Casino
- Merit Royal Hotel Casino & Spa
- Noah's Ark Deluxe Hotel & Spa
- Kaya Artemis Resort & Casino
- Merit Lefkosa Hotel & Casino

8 Reasons to Study in Northern Cyprus



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✓ Internationally recognized Bachelor's and Master's programs

✓ Education in accordance with international standards in the English language in an international environment with students from all over the world

✓ Highly qualified teachers

✓ American credit system



8 Reasons to Study in Northern Cyprus



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- ✓ Affordable tuition fees and moderate cost of living
- ✓ Medical insurance for students provided by the government of Northern Cyprus
- ✓ All necessary infrastructure for living (transport, shops, accommodation) and cultural activities
- ✓ Warm, mild climate



Most Prestigious and Popular Universities in Northern Cyprus

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Girne American University (GAU)

One of the most prestigious universities located in Kyrenia providing education for more than 30 years. Students from 70 countries study at the university.



European University of Lefke (EUL)

Institution with almost 30 years of history. Many Bachelor's, Master's, and Doctoral programs. International students; taught in the English language.



Eastern Mediterranean University (EMU)

State university located in Famagusta training professionals in mechanical engineering, electrical engineering and other fields.



Cyprus International University (CIU)

Private higher education institution in Nicosia. The university is one of the largest and most prestigious educational institutions in Northern Cyprus with highly qualified and experienced teaching staff.



Fresh Water in Northern Cyprus

Water is transported from Turkey to Northern Cyprus **from the Taurus Mountains**; it is collected in the Mersin area at Alakopru Dam.

Fresh water is transferred via an 80 km pipeline crossing the Mediterranean Sea and delivered through suspended pipes to Kyrenia District.

50.3 %

Transported water used for drinking

49.7 %

Transported water used for irrigation

New Airport in Northern Cyprus

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23

The new terminal of Ercan Airport will operate at the same level as other modern international airports ensuring flight safety and high quality service.

30

Parking lots
for aircraft

60

Check-in desks

90 days visa free

You can enter Turkey by air or sea

Facts about Northern Cyprus

- ✓ Real estate value and rate of return on investment
- ✓ British education and legal system
- ✓ 8% to 15% annual rental yield while the value of the asset increases
- ✓ No source of funds requests and possibility to pay in cryptocurrency
- ✓ High quality of medical services and social security
- ✓ Historical sights



Facts about Northern Cyprus

- ✓ Freedom of religion
- ✓ Comfortable warm climate
- ✓ Visa-free travel for CIS citizens and simplified procedure for obtaining residence permit
- ✓ No polluting industries
- ✓ Low crime rate
- ✓ Business-friendly environment



Investor Benefits



Ownership after Down Payment

You can pay 30%
of the property price and
register your ownership rights



Installment Payment Option

Construction companies
offer interest-free installment payment
plans after the down payment.



Residence Permit

You can purchase any property or just
make a down payment and obtain
Northern Cyprus residence permit

Forbes about Northern Cyprus

Forbes

The world's best buys on beachfront property in 2021 are to be found in Northern Cyprus, Colombia, Brazil, Mexico and Belize. The survey considers the cost of buying two-bedroom, two-bath apartments, of between 70 and 100 square meters, in neighborhoods where an expat retiree would be comfortable and likely to buy.

In 2024, Northern Cyprus, Brazil, Colombia, Montenegro, and Greece made it onto the top list.

Each market offers good rental investment opportunities, which makes them the best locations for purchasing residential property for personal use or generating permanent remote income.

Top place - Northern Cyprus

Located in the Mediterranean Sea between Europe and Turkey, Northern Cyprus is a safe, hospitable country with a developed tourism infrastructure, including clubs, casinos and luxury hotels that are more affordable than similar options in other Mediterranean countries. Aside from the reasonable cost of living in Cyprus, the most appealing aspects of the country are sand and sea

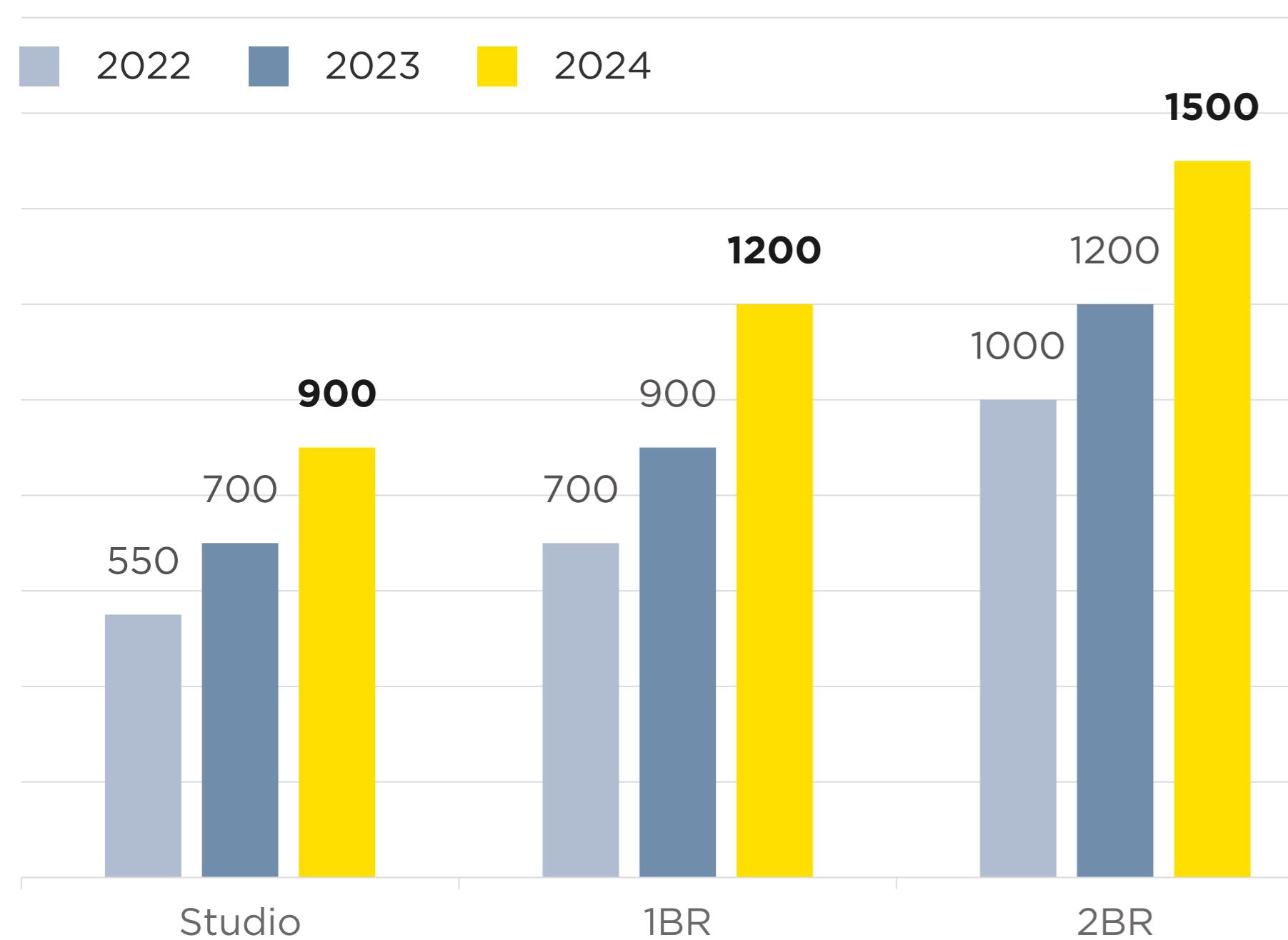
[Link to the article \(in English\)](#)



Northern Cyprus Real Estate Market Analysis



Property Rental Price,
in GBP

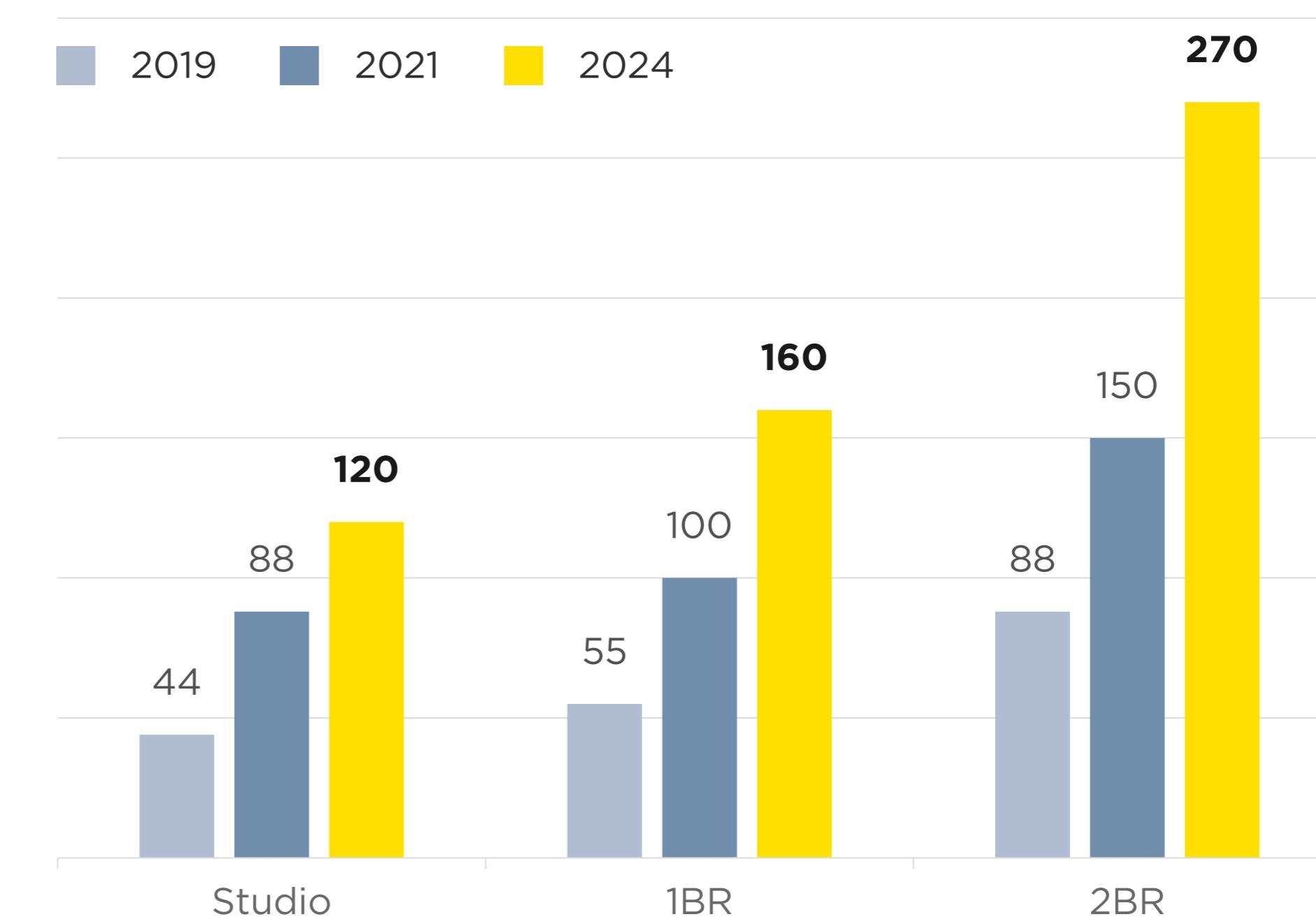


+ 63 %

+ 71 %

+ 50 %

Property Price,
in thousand GBP



+ 173 %

+ 191 %

+ 206 %



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Real Estate Listings

In Northern Cyprus



📍 NORTHERN CYPRUS, ISKELE

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Complex with Developed Infrastructure in Iskele

600 METERS FROM THE BEACH

102.600 GBP



Starting price

46 - 86 sq. m



Area

2Q 2027



Project commissioning



Project in Iskele (Trikomo), Famagusta. The complex is built near famous sandy Long Beach, known as one of the most beautiful beaches in Cyprus.

Ideal Mediterranean climate, where sunny summers and mild winters make it a perfect place for comfortable living.

Complex infrastructure: pool bar, different swimming pools, restaurant and bars.

40 minutes from Ercan Airport.

10 minutes from the historical city of Famagusta.

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📍 NORTHERN CYPRUS, ISKELE

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Grand Project on the Mediterranean Coast

600 METERS FROM THE BEACH

151.900 GBP



Starting price

46 - 428 SQ. M



Area

3Q 2027



Project commissioning



Project in Long Beach, where there is a 3 km long sandy beach that is popular among tourists.

Infrastructure: rooftop pool, swimming pool, gym, business center, restaurant and bar, tennis court, big children's playground, sports grounds.





📍 NORTHERN CYPRUS, BOGAZ

INTERMARK
Global

Project with Developed Infrastructure

300 METERS FROM THE BEACH

118.600 GBP



Starting price

45 - 120 SQ. M



Area

1Q 2025



Project commissioning



Apartments surrounded by magnificent nature, only 300 meters from the beach.

Infrastructure: sauna, shops, swimming pool for adults and swimming pool for children, restaurants and bars, aquapark, tennis court, football field.

Larnaca Airport - 79 km

Nicosia - 65 km

Ayia Napa - 45 km





📍 NORTHERN CYPRUS, BOGAZ

INTERMARK
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Villa & Apartment Project in a Quiet Prestigious Neighborhood

300 METERS FROM THE BEACH

142.000 GBP



Starting price

48 - 120 SQ. M



Area

1Q 2026



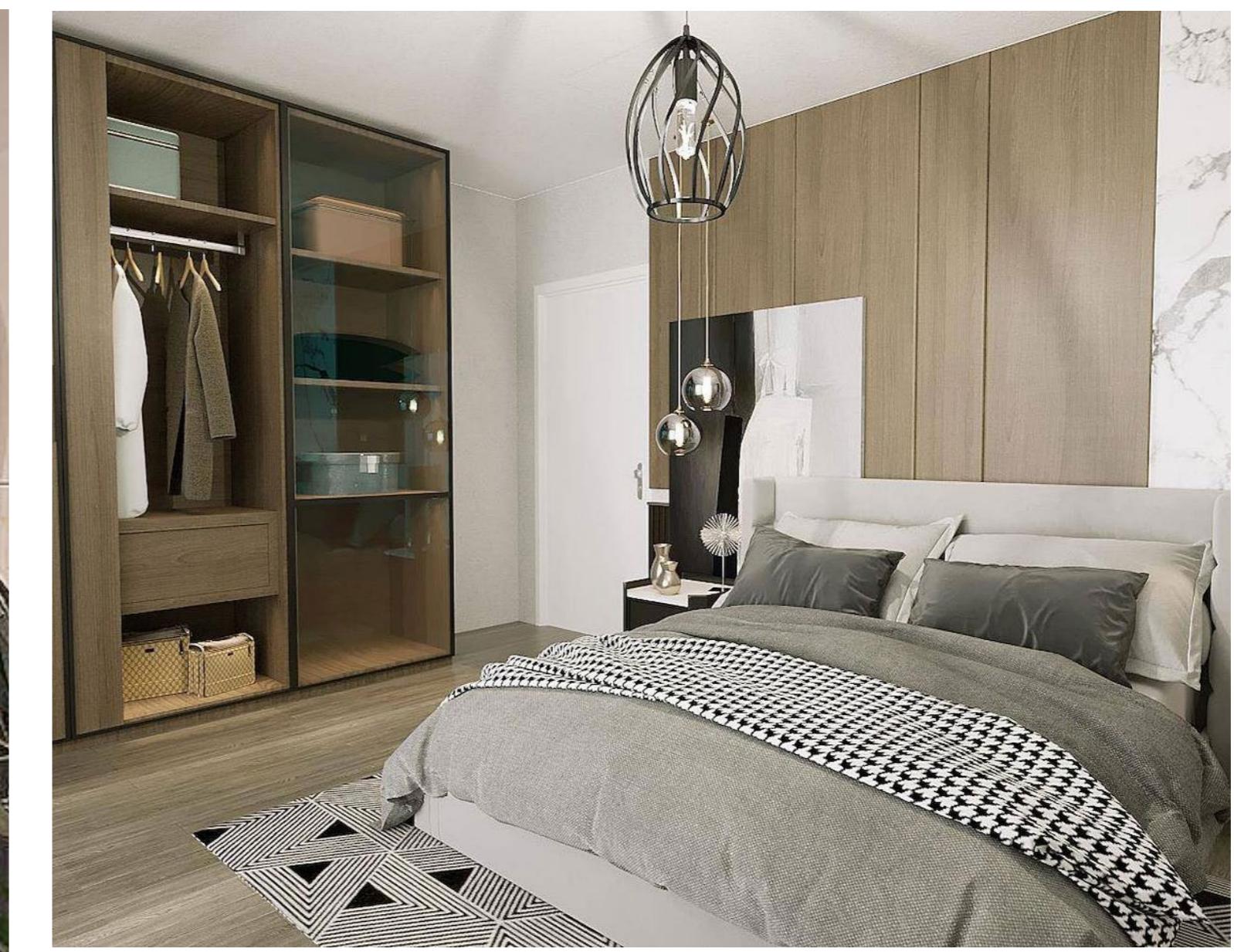
Project commissioning



A large-scale residential complex located on the first coastline in a quiet prestigious neighborhood with its own equipped beach and including apartments and villas.

The luxury complex includes 420 various property units from studios to 3+1 villas and shops.

Complex infrastructure: swimming pool, aquapark, SPA center, gym, shops, restaurant, beach bar, children's playground.





📍 NORTHERN CYPRUS, ESENTEPE

INTERMARK
Global

Project with Developed Infrastructure

600 METERS FROM THE BEACH

111.000 GBP



Starting price

33 - 120 SQ. M



Area

1Q 2027

Project commissioning



Located in one of the best districts of Northern Cyprus.

Complex infrastructure includes outdoor pool, indoor pool, gym, leisure area with a bar, sauna, parking.

Landscaping was carried out, round-the-clock CCTV surveillance system was installed.

A large supermarket and restaurants are nearby.





📍 NORTHERN CYPRUS

INTERMARK
Global

Premium Apartments in Esentepe

400 METERS FROM THE BEACH

170.000 GBP



Starting price

50 - 75 SQ. M



Area

2Q 2027

Project commissioning



A new project consisting of units and only eight apartments. The complex surrounded by luxury villas is located on the first coastline in the Esentepe area opposite Korineum Golf Course.

Direct panoramic view of the sea, 5 minutes walk to a natural beach, 5 minutes drive to Alagadi Turtle Beach.

Developed infrastructure within walking distance: restaurant - fitness center and SPA, supermarket.

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