

Cyprus

REAL ESTATE INVESTMENT GUIDE

RISING VALUE CYPRUS

Forbes



**The Best Beachfront
Property Investment
#1 North Cyprus - Iskele**

Is your suitcase ready?
We invite you to the Northern Cyprus Projects Tour.



Live and Invest
OVERSEAS

North Cyprus
In 2022 Pension Plans
4th in the World Ranking



**European
Environment
Agency**

North Cyprus
The cleanest waters in the world
#1 on the list

odetra



From the Director...



Northern Cyprus, which lets people enjoy sand, sun and sea for more than 300 days a year, is a coastal country preferred as a holiday destination by people from many different countries.

Construction companies therefore plan their projects in this direction and serve property management services to their investors with hotel concepts.

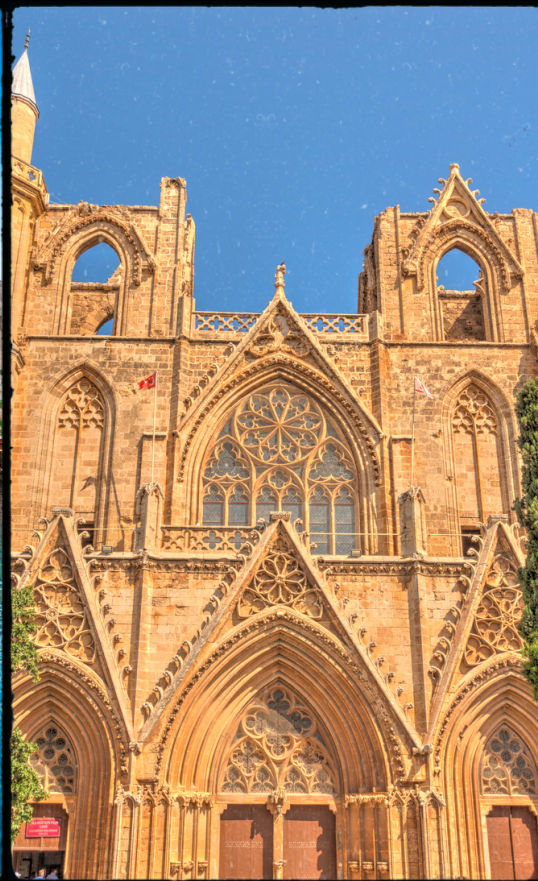
Investors receive their properties in Northern Cyprus in a way that serves tourism with professionals via many platforms such as booking.com and tripadvisor.

Subsequently this reduces the amortization period of your real estate with favorable payment terms and offer the investor a high profit opportunity.

*Mehmethan
Canyurek*

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*Long
Beach*

Iskele



PEARL OF THE MEDITERRANEAN SEA "LONG BEACH"



Iskele Long Beach, a paradise where in the recent years foreign investors instead switched to sedentary life and became residents!

While the influence of British is reflected everywhere with the left-handed traffic and British-type electrical outlets, more and more Scandinavian, German, French, Italian, Russian, Ukranian and Iranian investors move into the island or come for a vacation.

In the region, construction companies which have proven themselves are continuing their investments without breaks.

In addition to the projects that they have delivered to real estate investors above island standards and even European standards and where residents have already started to move in, you will also witness many ongoing project construction sites.

The competition between construction companies to have the better, the higher quality and the more spectacular project is constantly improving the quality of the region.

Not only do they produce spectacular buildings with their architectural design, they constantly follow international developments in order to produce projects that live within themselves.

As the construction companies that lead the region to make a difference continue developing their visions, Iskele Long Beach is taking firm steps towards its goal of becoming a paradise of tourism and investment that transcends borders.

PUREST MOOD OF MIND



- ESENTEPE -

Peace and Sunset



THE PLACE OF PEACE "ESENTEPE"

On your back, the Besparmak Mountains, while in front of you, the Mediterranean Sea with every shade of blue....

Esentepe is the region in the north side of the island located between Girne and Tatlisu. While the landscape of the sea over the rocky slopes gives pleasure, the paths descending to the coves are full of natural beauties.

It is a region where you will feel the breeze on you because of its location above the sea level...

Since there are turtle spawning beaches in the region, loud noise and human mobility is restricted. Therefore Esentepe becomes the first choice for those who seek silence and peace in their living spaces.

When you are bored with the hustle and bustle of city life, watching the magnificent sunset from the terrace of your villa accompanied by soft breezes is an invaluable moment.

The zoning plans in the region were planned as horizontal architecture.

As a result, we come across delightful villa concepts for those who prefer a detached life. Construction companies have started to develop 100% organic projects in order to protect natural life and offer an organic lifestyle to their investors.

Mostly preferred by European investors, Esentepe region continues to improve its brand image day by day with the project developments of construction companies.



RETIREMENT

- #1: Iskele, Northern Cyprus
- #2: Santa Marta, Colombia
- #3: Fortaleza, Brazil
- #4: Mazatlán, Mexico
- #5: Ambergris Caye, Belize

5 Best Beachfront Buys For 2021

The world's best buys on beachfront property in 2021 are to be found in Northern Cyprus, Colombia, Brazil, Mexico, and Belize.

These are the findings of Live and Invest Overseas' 2021 Global Property Survey, an annual index that details what it costs to own property in the world's top locations for living or retiring overseas.

The survey considers the cost of buying two-bedroom, two-bath apartments, of between 70 and 100 square meters (about 800 to 1,100 square feet), in neighborhoods where an expat retiree would be comfortable and likely to buy.

If you dream of retiring to the beach, here are your five most affordable options in 2021. As well, each of the markets presents good rental investment opportunity, making them top choices for places to buy for part-time personal use and generating cash flow in the local currency when you're elsewhere.



5 Best Beachfront Buys For 2021

#1: Iskele, Northern Cyprus

Northern Cyprus, located in the Mediterranean Sea between Europe and Turkey, is not at the top of most Americans' list, but this former British colony has a lot to offer. This is the best of the Mediterranean at a fraction the cost of living the Med life elsewhere. Northern Cyprus is also a safe, welcoming destination with developed tourism infrastructure, including clubs, casinos, and luxury hotels, all more affordable than their counterparts in France or Italy.

In addition to the low cost of everything, the main attractions are the sand and the sea. It's possible to own an ocean-view condo with direct beach access for as little as \$75,000 at current exchange rates (real estate in Northern Cyprus trades in British pounds). It's also possible to buy with developer financing, meaning low capital requirements up-front.

Look specifically along Iskele (pronounced ee-skeh-leh), on the eastern coast. This region is known for the nicest and longest stretch of beach on the island, as well as its seafood specialties.

Retirement in Northern Cyprus would mean a life outside the more familiar comfort zones of Europe and the Americas. If you're up for an adventure at this stage of your life while stretching your retirement budget to buy you a bona-fide luxury standard of life on one of the world's most beautiful stretches of coastline, Northern Cyprus should be at the top of your list.

THE WORLD'S BEST PLACES TO RETIRE IN 2022



Where Should I Retire In 2022?

- #1: Portugal
- #2: Mexico
- #3: Belize
- #4: Northern Cyprus
- #5: France

- Real estate—including beachfront property—is unbelievably low-priced.
- Northern Cyprus is poised to be Europe's next big vacation hot spot.
- The local currency is the Turkish lira, so the currency exchange works in your favor.

Why Should I Retire To Northern Cyprus?

This halfway-across-the-world island destination offers year-round sunshine, pristine beaches, and clear-blue waters... everything you could want in a great escape.

English is widely spoken, and it's easy to do business here. The expat community is large and welcoming, the culture rich, the crime rates low...

The kicker, though, is the unbelievably low-priced property investment opportunities to be had. New apartments in modern complexes with amenities cost about US\$70,000.

liveandinvestoverseas.com



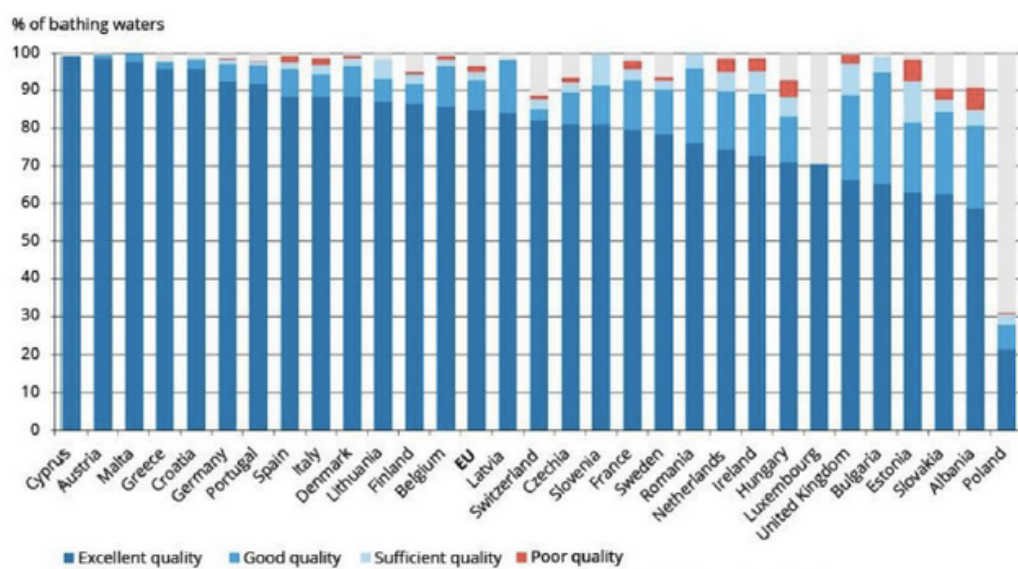
Sparkling beaches: Cyprus has cleanest waters in EU

- #1: Cyprus
- #2: Austria
- #3: Greece
- #4: Malta
- #5: Croatia

Tourism in Cyprus got a shot in the arm Tuesday after Europe's environmental watchdog ranked the country first among the European Union's 27 nations for having the cleanest swimming waters.

According to the European Environment Agency's rankings for the 2020 swim season, Cyprus received a perfect score of 100% for excellent water quality at 112 swimming spots around the island, which were tested between May 1 and Oct. 31 last year.

Cyprus beat out Austria, Greece and Malta, which came in second, third and fourth.





ERCAN AIRPORT NEW TERMINAL BUILDING

The new Ercan Airport will be at the same level as modern airports in the world in terms of its passenger safety, flight safety and service quality.

It is reported that the new airport will be 6 times larger than today's Ercan Airport.

The project, which will be equipped with the latest technology, amazes with its nature-friendly structure and modern architecture and will maximize passenger comfort and convenience with a capacity to serve 10,000,000 passengers per year.



With a 530-meter-long tunnel that will provide transportation at the new terminal, 9 boarding bridges, 21 aircraft parking areas, 60 check-in counters, 44 passport control points, 26 x-ray devices and a baggage capacity of 5,000 per hour, check-in processes, luggage and handling operations will maximize passenger flow speed and comfort.



UNIVERSITY

North Cyprus Universities



İTÜ KKTC
University



ODTÜ KKTC
University



Lefke Avrupa
University



Girne Amerikan
University



Uluslararası Kıbrıs
University



BAU

Bahçeşehir Kıbrıs
University



North Cyprus Universities



Akdeniz Karpaz
University



Onbeş Kasım Kıbrıs
University



Kıbrıs Batı
University



Kıbrıs Amerikan
University



Girne
University



Kıbrıs İlim
University



Kıbrıs Adakent
University



Uluslararası Final
University



Kıbrıs Sağlık ve
Toplum Bilimleri
University



HISTORICAL PLACES

GUIDE

OCTOBER DESTINATION

OTHELLO'S CITY
Gazimağusa



GET TO KNOW GAZIMAGUSA

The city's port, which has a natural depth, has attracted a large number of ships, merchants and traders from the Eastern Mediterranean and beyond. During this period, the region began to develop with wealth, and since wealth was measured by the number of churches, merchants also built a large number of places of worship.

Magusa was known in history as the “region of churches”– it was equipped with churches that were said to have been built by men or women who wanted to buy a place in heaven. Each church in this mysterious city has its own story to tell.

Today, this region is where the most spectacular remains of the Middle Ages are found. The Lala Mustafa Pasha Mosque, which was once a church, is a building that is different with its fascinating Gothic lines. A walk on the three-kilometer-long Venetian walls surrounding the entire Ottoman-conquered city will be enough to reveal the history of the city like an old postcard from the past.

Salamis, one of the ancient cities of Cyprus' Cities of Kings, is home to perfectly preserved Roman ruins.

The statues, historical columns, remnants of theaters and hammams here have survived to the present day.

With its impassable castle which inspired the famous English writer William Shakespeare's play Othello, Venetian palaces where the royal family stayed, whose defense models were drawn by Michelangelo, treasures that have not yet been found, tombs unearthed from the ground full of miraculous revelations and many more have been enough to make Magusa the pearl of the North.

Magusa, with its rich history, is a hot stop for those who want to travel through time. If you don't believe it, please, check it out yourselves.

Othello Castle

THIS FAMOUS BUILDING, INSPIRATION TO WILLIAM SHAKESPEARE

ALSO KNOWN AS THE OTHELLO TOWER, WAS ORIGINALLY BUILT AS A CASTLE SURROUNDED WITH DITCHES TO PROTECT THE PORT OF GAZIMAGUSA (FAMAGUSTA), AND AT THE TIME, THE MAIN ENTRY TO THE CITY WAS PROVIDED FROM HERE.

Ancient City of Salamis

AN ANCIENT CITY BURIED BENEATH SAND.

ANCIENT CITIES CAN BE WINDOWS INTO THE PAST OF HUMAN SOCIETY AND SALAMIS REMINDS US OF THE GREAT CITIES THAT EXISTED IN ANTIQUITY WHILE ALSO SHOWING US THE PROGRESS WE HAVE MADE IN THE LAST FEW CENTURIES.

Lala Mustafa Pasha Mosque

THE NORTHERN CYPRUS VERSION OF THE REIMS CATHEDRAL

LALA MUSTAFA PASHA MOSQUE, INITIALLY KNOWN AS LATIN ST. NIKOLAS CATHEDRAL AND LATER AS GAZIMAGUSA (FAMAGUSTA) HAGIA SOPHIA MOSQUE, IT IS GAZIMAGUSA'S BIGGEST BUILDING FROM THE MEDIEVAL PERIOD AND IT IS ONE OF THE MOST IMPRESSIVE FRANKISH BUILDINGS THAT IS STILL SURVIVING IN NEAR EAST.

Enkomi

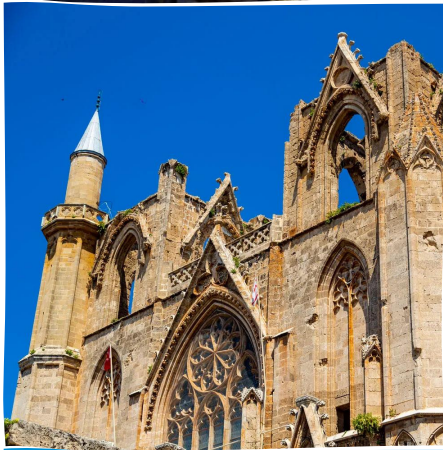
A CITY FROM THE MIDDLE BRONZE AGE.

THIS ANCIENT CITY IS AN AREA THAT IS CONSIDERED THE FIRST CAPITAL OF THE ISLAND WITH ITS HISTORY DATING BACK TO THE 2000S BC.

Cafer Pasha Hammam

HISTORICAL TURKISH HAMMAM

THE MAIN SQUARE, STILL KNOWN AS NAMIK KEMAL SQUARE, WAS THE BUSIEST AREA OF THE CITY DURING THE OTTOMAN PERIOD, JUST AS IT WAS DURING THE LATIN PERIOD.





St. Barnabas Monastery & Icon Museum

A MIRACULOUS BURIAL SITE

ON THE OUTSKIRTS OF GAZIMAGUSA (FAMAGUSTA), OVERLOOKING THE HUGE CEMETERY OF SALAMIS FROM A SLIGHT HEIGHT, THIS TWIN-DOMED CHURCH IS DEDICATED TO CYPRUS'S PATRON SAINT ST. BARNABAS.



Namik Kemal Dungeon

A CELL ABOVE THE GROUND

KNOWN AS A HISTORICAL BUILDING IN GAZIMAGUSA (FAMAGUSTA), ALSO AS THE TEMPORARY RESIDENCE OF PRECIOUS TURKISH WRITER NAMIK KEMAL.



Venetian Palace

A RARE RENAISSANCE ARCHITECTURE

THE PALAZZO DEL PROVEDITORE, COMMONLY KNOWN AS THE VENETIAN PALACE, IS A ROYAL PALACE BUILT BY THE LUSIGNAN KING OF CYPRUS AND LOCATED IN GAZIMAGUSA (FAMAGUSTA).



Tombs of the Kings

FASCINATING TRADITIONS

LOOKING AT THE SIZE AND SPLENDOR OF THIS STRUCTURE NEAR SALAMIS WITH ITS FASCINATING BURIAL TRADITIONS, IT IS UNDERSTOOD THAT IT IS THE TOMBS OF KINGS BELONGING TO THE RULING FAMILY.



Twin Churches

CHURCHES BELONGING TO THE CRUSADERS. AMONG THE MANY CHURCHES LOCATED IN GAZIMAGUSA (FAMAGUSTA), THERE IS A JOYFUL STORY WORTH BEING TOLD ABOUT THESE TWO MAGNIFICENT MEDIEVAL BUILDINGS.





Ganchvor Monastery

THE CHURCH IS SITUATED ACROSS FROM THE CARMELITE CHURCH ON THE NORTHWESTERN PART OF THE WALLED CITY OF GAZIMAGUSA. IT IS A FORTRESS-LIKE STRUCTURE CONSTRUCTED IN 1346 BY CILICIAN ARMENIAN REFUGEES. IT WAS PART OF A SIGNIFICANT MONASTERY AND CULTURAL COMPLEX THAT SAINT NERSES LAMPRONATSI IS CLAIMED TO HAVE ATTENDED IN THE 12TH CENTURY, INDICATING THE EXISTENCE OF A SIGNIFICANT THEOLOGICAL INSTITUTE. IT WAS CONSTRUCTED IN A TRADITIONAL ARMENIAN STYLE USING CYPRIOT MASONRY.



Sinan Pasha Mosque

THIS MOSQUE WAS ORIGINALLY BUILT BY A WEALTHY MERCHANT AS A TWIN CHURCH IN MEMORY OF ST. PETER AND ST. PAUL. IT WAS TURNED INTO A MOSQUE AFTER OTTOMANS CONQUERED GAZIMAGUSA. IN THE COURTYARD OF THE MOSQUE, THERE IS THE TOMB OF THE FAMOUS OTTOMAN DIPLOMAT CELEBI MEHMET EFENDI, WHO WAS AN AMBASSADOR TO FRANCE IN 1730 AND DIED IN GAZIMAGUSA IN 1730.



St. Nicholas Church

A BREEZE FROM PARADISE. LOCATED IN THE SOUTHEASTERN CORNER OF GAZIMAGUSA (FAMAGUSTA), THIS CHURCH IS ONE OF THE THREE REMAINING BYZANTINE CHURCHES IN THE REGION.



St. Anne Church

ST. ANNE CHURCH WAS POSSIBLY BUILT IN THE EARLY 14TH CENTURY, AS PART OF A MONASTERY FACILITY.



Rivettina Bastion

A WONDERFUL ENTRY TO OLD GAZIMAGUSA (FAMAGUSTA). TODAY, VISITORS WALKING ON THE OLD WALLS OF GAZIMAGUSA (FAMAGUSTA) CAN FEEL WHAT THE DEFENSE IS BY WALKING THROUGH VARIOUS SECTIONS OF THE WALLS.





The Sea Gate

A GIANT TREASURE

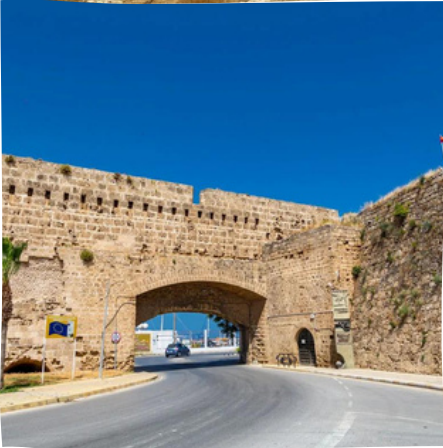
THIS GATE, WHICH IS ONE OF THE TWO ENTRANCES TO THE WALLS OF GAZIMAGUSA (FAMAGUSTA), HAS BEEN PRESERVED QUITE WELL AND BROUGHT TO THE PRESENT DAY.



Martinengo Bastion

TOPHANE

INSIDE OF TOPHANE GAZIMAGUSA (FAMAGUSTA) CITY WALL, THIS BASTION IS AN EXCELLENT EXAMPLE OF A RENAISSANCE MILITARY ARCHITECTURE WORK OF ART.



Arsenal Bastion

MODERN CROSS CASTLE

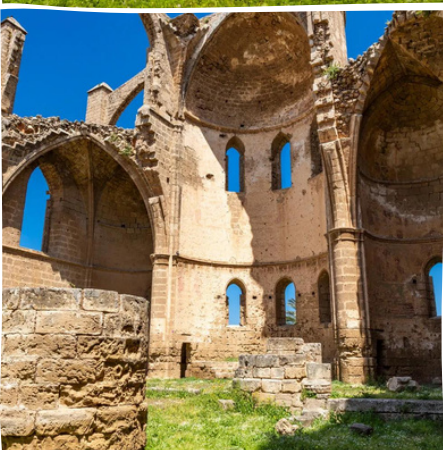
THE HISTORIC CASTLE INSIDE THE WALLS OF GAZIMAGUSA (FAMAGUSTA) HAS BEEN RENAMED AND HOUSES A MAUSOLEUM AND A MUSEUM OPEN TO THE PUBLIC.



St. Mary Church

A REFLECTION OF THE CHARACTERISTIC OF RELIGIOUS GROUPS SERVING IN THE CHURCH.

ONE OF THE WONDERFUL RUINED GOTHIC PERIOD CHURCHES IN GAZIMAGUSA (FAMAGUSTA) IS THE ST. MARY CHURCH (ALSO CALLED THE CARMELITE CHURCH) LOCATED IN THE NORTHWESTERN SIDE OF THE CITY.



St. Simeon's Church

AT THE BEGINNING OF THE 14TH CENTURY, A FORMER BISHOP'S TEMPLE IN GAZIMAGUSA (FAMAGUSTA), ST. SIMEON'S CHURCH HAS BEEN DESCRIBED AS THE RELIGIOUS SITE OF A SINAI MONASTERY.





St. Francis Church

THE FRANCISCAN MONASTERY IS THE MOST IMPORTANT STRUCTURE OF THE FRANCISCAN SECTOR THAT CAME TO CYPRUS DURING THE LIFETIME OF FRANCIS OF ASSISI.



St. George Latin Church

LATIN ST. GEORGE, SITTING DEFIANTLY BETWEEN SAINTE-CHAPELLE INSPIRED TRAFFIC INTERSECTIONS. IS ONE OF THE OLDEST CHURCHES OF GAZIMAGUSA (FAMAGUSTA).



St. George Greek Church

THE CHURCH PRESERVED SINCE THE MIDDLE AGES. OFFICIALLY KNOWN AS ST. GEORGE THE EXILER CHURCH, THIS NESTORIAN CHURCH IS LOCATED INSIDE THE WALLS OF THE TOWN OF OLD GAZIMAGUSA (FAMAGUSTA).



Ayia Zone Church

A BYZANTINE PERIOD CHURCH, AYIA ZONI IS A TYPICAL ORTHODOX CHURCH BUILT TOWARDS THE END OF THE MIDDLE AGES AND INCORPORATES ELEMENTS OF REGIONAL GOTHIC ARCHITECTURE AS WELL AS BYZANTINE MOTIFS.



THE GHOST CITY OF CYPRUS "MARAŞ"

Maras, also known as the “ghost city” was located in the district of Mağusa and was one of the most luxurious tourism centers in the world with its modern architecture. (1973-74)



Maras, Varosha, which was once a paradise of tourism and architecture, was one of the places frequented by world stars and the rich.

Before the war broke out, many famous names such as Marilyn Monroe to Sophia Loren visited here. The people of Cyprus had to leave their homes and shops behind after the civil war and the operation. So what did the ghost town of now look like in its heyday, what was it like, and what was its story?

The Greek name of Maras, one of the most preferred regions of Cyprus, is Varosha.

It was conquered by the Turkish Armed Forces with the Second Cyprus Operation on 13 August 1974.

After the agreements, the region was closed to settlement and lodging.

Maras, one of the most famous holiday centers of the Mediterranean before 1974, is in the Green line buffer zone that divides Cyprus in two.

Except for the members of the Turkish Armed Forces and the students staying in the girls' dormitory located next to the army house, the entrance is closed. The city's planning for tourism, which is thought to be worth more than \$100 billion in only land value, started around 1960.



Extending from one end to the other along its 6.5 km long seafront, Maras had more than 50% of the island's hotels in the 1970s.

Only the number of hotel beds in this region had a capacity equal to the total number of hotel beds in today's Northern Cyprus.

45 hotels, 60 apartment hotels (over 10,000 beds in total). There were about 3000 large and small commercial workplaces, 99 entertainment centers,

25 museums, 24 cinemas and theaters, 21 banks, 2 sports facilities in the city. The famous people in the city, which was living its glory days between 1970-1974, included artists such as Sophia Loren, Elizabeth Taylor and Richard Burton, Raquel Welch, Brigitte Bardot. The Golden Sands Hotel, which was built by the British Royal family in Maraş at the time, is rumored to be the first 7-star hotel in the world.

There is also a rail system that provides transportation within the hotel. It is also possible to go directly to the rooms after entering the hotel by car. It is also rumored that the steps are covered with gold.





There were 4469 houses, 143 official apartments, 9 churches, mausoleums, cemeteries and 8 schools throughout the city. This region alone provided 53.7% of the total income in the tourism sector of the whole of Cyprus, especially in 1973. After Turkey's second military intervention on August 14, 1974, Maras was closed to the civilian population, except for the Turkish Armed Forces and UN soldiers. The region, which is held as a political trump card for exchange purposes, has been abandoned and closed for 48 years, like a symbol of war and disputes. The buildings in the city have been looted during this time and have fallen into ruins due to not being used for a long time. After the morning of 1974, time froze and military silence fell upon the city that never slept. The urban quality of life with a population of 39,000 has now been replaced by an environment where even animals can hardly live.



Except for three buildings under special protection and regularly maintained by UN soldiers, all buildings are left to their fate. Although a significant part of the hotel and workplace buildings in the Closed Maras were built with the investments of international institutions and organizations, their lands belong to the people of Cyprus. It is said that most of this region is Kocanli (with title deed) property of the Turkish Cypriot. Parts of the public Democracy Street and beach of Kapali Maras within the borders of Northern Cyprus was opened on October 8, 2020.



REAL ESTATE INVESTMENT

ADVANTAGES OF INVESTING
IN NORTH CYPRUS



**DARA
ALTUNYAY**

NORTH CYPRUS
REAL ESTATE MARKET AND
INVESTMENT OPPORTUNITIES

NORTH CYPRUS OPPORTUNITIES

What do real estate purchases promise to investors?



INVESTMENT ADVANTAGES

Northern Cyprus is one of the countries with the fastest depletions and highest real estate value increases in the many platforms where global research institutions publish investment opportunities around the world every year.

The sale of many projects, for which real estate investors received more than their expectations, was completed in a very short time.

The investors experienced value increases in their investments, which they obtained with reasonable prices and favorable payment conditions, in a short period of a few months.

Northern Cyprus projects, which provide uninterrupted service to tourism for 12 months, continue receiving worldwide demand and having a rapidly rising trend through many platforms which are online reservation and rental systems such as booking.com and tripadvisor.

- Value increase with exchange rate and rental income as foreign currency arising from the purchase and sale of real estate in British Pounds.
- Opportunity to pay in installments up to 72 months with 30% to 50% down payment
- Payback periods of up to 8 years in British Pounds
- Exempt from income tax
- Projects with 8% rental guarantee per year
- Daily, weekly, monthly and seasonal high-yield touristic rental opportunity for your investment through travel with the property management service offered by construction companies



REAL ESTATE INSPECTION TRIP

We know that seeing many of our projects, developments and the rise of Northern Cyprus on the spot will change your perspective so that you can discover the most suitable real estate investment for your expectations. In order to benefit from this service, we first carry out a comprehensive analysis presentation for you in our Netherlands office.

In this presentation, your questions are answered by our experts and many investment options are analyzed. This presentation is the process by which your investment purpose is determined and you are informed about Northern Cyprus.

According to your request, the date of your trip to Northern Cyprus is determined. Your trip will vary between 1 and 3 days. From the moment you show us your proof of purchase for the plane tickets confirming your participation in the real estate inspection trip in Northern Cyprus to our consultants, we organize the airport transfer, accomodation and project-regional tours with everything included while informing you of the investment opportunities.

In order to reach the right investment during your trip, our experts provide 24/7 uninterrupted consultancy service in every field.



FAQ

1) Is it possible to buy real estate from Northern Cyprus without me coming?

Yes. It can be bought with a power of attorney issued in accordance with Northern Cyprus laws.

How can foreigners buy property in Northern Cyprus?

After the selection of the property to be acquired and the agreement on the price with the seller, a sales contract is signed between the buyer and the seller, which includes the sales price, payment and delivery conditions and the properties of the real estate. Non-Northern Cyprus citizens must obtain a "Real Estate Purchase Permit" from the Northern Cyprus State in order to purchase real estate in Northern Cyprus. This procedure takes 3-6 months to complete.

2) What steps do I need to take after signing the sales contract?

Following the signing of the contract, the Stamp Fee, which is 0.5 percent of the Contract Price, must be paid to the Tax Office within 21 days after the contract is signed. Therefore, the contract becomes financially legitimate. It must also be registered with the Land Registry Directorate within 21 days from the signing of the Sales Contract. The buyer registers the contract with the Land Registry Directorate stating that the real estate sold will not be at the disposal of third parties in any way and the right of ownership becomes legal. In addition, a copy of the stamped contract from the Tax Office is required.

3) What are the purchasing rights of non-Northern Cyprus citizens?

Foreign nationals are allowed to acquire one house or one acre of land per person in Northern Cyprus. Married couples are treated as one person.



FAQ

4) What documents are needed when buying a house?

Only the buyer's ID or passport is required when purchasing real estate.

5) Do I, as a client, pay a sales commission to you?

No, we do not request commission on sales from our customers.

6) What are the other costs associated with buying a property in North Cyprus?

The "Deed Transfer Fee" of the purchased real estate must be paid by the buyer. When a title deed is transferred, the Northern Cyprus Title Deeds Office takes a Title Deed Transfer Fee.

The transfer fee of 3% of the sale price of the real estate purchased at a discount is paid if it is the first real estate of the buyer. This rate is 6% for everyone who has previously benefited from the discount. Value Added Tax (VAT) and Withholding Tax must also be paid.

The buyer is obliged to pay 5% of the sale price of the real estate as VAT. The seller is obliged to pay the withholding tax to the tax office. This rate is 3.5 percent for non-profit (owner-owned) sellers, while it is 4 percent for non-profit (contractor) sellers.

7) If I buy a land, can you help me with the design and construction?

Our company is able to manage and supervise all processes from land acquisition to turnkey delivery, from building landscape to interior architecture, with its purchasing department, technical staff and solution partners.



FAQ

8) What are the types of real estate and land in Northern Cyprus?

There are three types of real estate in Northern Cyprus;

-TURK TITLE DEED: It is the name given to houses, properties and workplaces owned by Turkish Cypriots or foreign nationals before 1974.

-EQUIVALENT TITLE DEED: The Turkish Cypriots, who had to leave their homes in Southern Cyprus in 1974 and settled in Northern Cyprus, were given real estate equivalent to the houses they left in the Greek side by the Northern Cyprus state. Turkish Cypriots, who bought "equal" real estate, signed documents claiming that they gave up their lands in the Greek part of the island and received the title deed of their "equivalent" real estate from the Northern Cyprus state. Equivalent real estates are considered safe and all kinds of purchases and sales can be made.

-ALLOCATION TITLE DEED: These are real estate drafts that are given to Northern Cyprus citizens or those who immigrated from Turkey after 1974 as a reward for the military victory of the Northern Cyprus state, allowing them to settle in the country and continue their lives. These title deeds are guaranteed by the Northern Cyprus government and the owners have full ownership of the real estate.



FAQ

9) Is it possible to fly directly to North Cyprus?

All flights to Northern Cyprus are currently operated via Turkey.

10) Can we pay from the comfort of our home?

Yes, you can pay for the property you have purchased directly to the accounts of construction companies via bank transfer. The accounting department will provide account details upon request.

11) What should I do after the sale of real estate?

In order to register your real estate, you need to apply to the Municipality Real Estate Directorate. You can apply with your stamped contract, title deed document and any document proving your identity (identity card or passport). Property tax is calculated based on the square meters of your house. You have to pay a deposit to KIBTEK (CYPRUS TURKISH ELECTRICAL AGENCY) for your electricity to be turned on. You can apply with a stamped contract, title deed or any other proof of your identity. You need to apply to the Municipal Water Directorate for your water meter to be connected. You can apply with your stamped contract, any form of identification, and a copy of your property registration or receipt.



FAQ

12) Can we use a payment order to pay our bills?

You can pay the electricity and telephone bills of the real estate you have purchased to the accounts of the relevant institutions with an automatic pay order. You can pay the municipality in advance for water. If the purchased property has a subscription fee, you must contact the housing estate administration to make a payment.

13) Can foreigners open a bank account in Northern Cyprus?

Yes they can. Business Bank of Turkey, T.C. Ziraat Bank, Garanti Bank of Turkey, Halk Bank of Turkey, Turkish Economy Bank are some of the Turkish branch banks in Northern Cyprus. While Cyprus foundations Bank is a public bank, private banks include Akfinans Bank, AlBank, Asbank, Capital Bank, Creditwest Bank, Cyprus Faisal Islamic Bank, Cyprus Turkish Cooperative Central Bank, Limassol Turkish Cooperative Bank, Near East Bank, Nova Bank, Universal Bank, İktisat Bank and Şeker Bank.

14) What is the title deed fee and who pays it?

Housing, workplace, fields and land, among other things, are subject to title deeds. It is a fee of 4% of the sales price declared in the title deed for all real estate transactions. Who Pays the Title Deed Fee: The title deed fee is collected separately from the seller and the buyer, according to the decision of the Council of Ministers.

15) How long is the Residence Permit for Turkish Citizens or Foreign Citizens?

Owning real estate in Northern Cyprus does not give you the right to live there, but it gives you an advantage if you want to obtain the right to reside. It is a standard procedure for foreign nationals who own real estate, have no legal problems and can verify their income, to obtain a one-year, two-year or unlimited residence permit. They are not required to visit at certain intervals in order to keep their permit.



FAQ

16) How can I rent the property I bought?

It is possible to rent real estate purchased by foreign nationals (both Turkish and non-Turkish citizens) to earn money. Construction companies provide property management services.

What are the benefits of owning a property in Northern Cyprus?

This is the most profitable investment strategy, since real estate prices rise faster than interest rates in line with political changes. No matter where you buy a house, you can reach the airport, magnificent beaches, pine forests and ports in a very beautiful environment in a maximum of 35 minutes. You will be surrounded by tolerant, helpful and understanding people.

17) Is a visa required to live in Northern Cyprus?

Yes. Visa is required for residence in Northern Cyprus. On arrival, citizens of the UK and other major European countries are automatically issued a three-month visa. If you have successfully applied for a residence permit, an extension of this period (which means that you plan to settle permanently) can be provided. Many people hire a lawyer because the visa procedure can be long and tedious.

18) How can I ensure the validity and legality of financial and official transactions?

It is not mandatory to hire a local lawyer. But as mentioned earlier it is highly recommended. A lawyer will personally oversee the proceedings at local government offices for a fixed fee. In addition, the lawyer ensures that both you and the property developer sign the Contract of Sale, guaranteeing its legitimacy and authenticity. To own a home, you must first obtain permission.

18) What currency is used in Northern Cyprus?

Turkish Lira is the most widely used currency in Northern Cyprus. Other major currencies such as US dollars, British pounds or Euros are accepted in large urban areas.

PROJECTS

The background of the page is a dark, abstract composition. It features a grid of thin, light-colored lines that create a sense of depth and perspective. A large, white, three-dimensional pyramid shape is the central focus, appearing to float or be part of the architectural structure. The lighting is dramatic, with strong highlights and deep shadows, giving the impression of a modern, minimalist interior or a futuristic architectural design.

Selected North Cyprus Real Estate Projects

PROJECT 1



PROJECT 2



PROJECT 3



PROJECT 4



PROJECT 5



ODETRA INVEST BV

- ODETRA FAMILY IS A NETHERLANDS-BASED COMPANY.
- IN ADDITION TO AT LEAST 40 PROJECTS IN CYPRUS REGION, WE DO PERFORM MARKETING ACTIVITIES FOR OVER 20 PROJECTS IN TURKEY.
- WE DO NOT DEMAND ANY COMMISSION FROM OUR CUSTOMERS ON SALES.
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