

# **General Information About North Cyprus**



# NORTH CYPRUS



**Map of Northern Cyprus**  
*Where Dreams Come True*



## Introducing North Cyprus

Cyprus is an island in the Mediterranean Sea located between Asia and Europe with a local population of 500,000.

It is the easternmost island of the Mediterranean and its third largest island.





**Important cities of  
Northern Cyprus**

**1- Kyrenia City**

**Has 3 main universities**

**Kyrenia University**

**American University of  
Cyprus**

**University of Science,  
Cyprus**



# 2- Lefkosa City

## Has 2 main universities

European University of Cyprus

Cyprus International University





# Famagusta City

**Has 2 main universities**

**Eastern Mediterranean University**

**Istanbul Technical University**

## One of the most important areas of Cyprus to buy property and Many projects in this region have been completed or are under

construction and there are very good facilities for the residents in the complexes of this region. The Long Beach area, also known as The Long Beach, is a tourist area close to the city of iskele, a three-kilometer strip along the beautiful Mediterranean coast from the city of iskele to Famagusta city, about 35 km away from Ercan International Airport, about 12 km from Famagusta city and also 1 hour away from Kyrenia City.



# Luxury life in the beautiful city of Kyrenia

The city of Kyrenia is considered one of the most touristic, beautiful and weather-friendly cities in Northern Cyprus and enjoys great economic prosperity. It is also home to three of the best universities in this country and is very popular among the residents in terms of well-being, peace, happiness and fun. Kyrenia is a cultural and economic center, which is called the tourist capital of Northern Cyprus.







The city of Kyrenia is located in the northeast of Northern Cyprus and is actually a port city. Much of the city's trade and tourism is carried out through these ports. The weather in this city is mild and mostly sunny, and most of the year you can enjoy pleasant weather in this city. The real estate market in this city of Northern Cyprus, as in all cities in this country, is experiencing unprecedented growth, and this growth and development is expected to continue.

# Famagusta beach paradise and historic land

Famagusta is a large and vibrant city on the east coast of Northern Cyprus. For recreation and tourism the beaches around the city are the best choice in Northern Cyprus. The city is a fusion of old and modern texture and is the deepest port in Northern Cyprus. Due to the high depth of the port, the largest ships pass through this port and the city. Karyaz Peninsula is also located

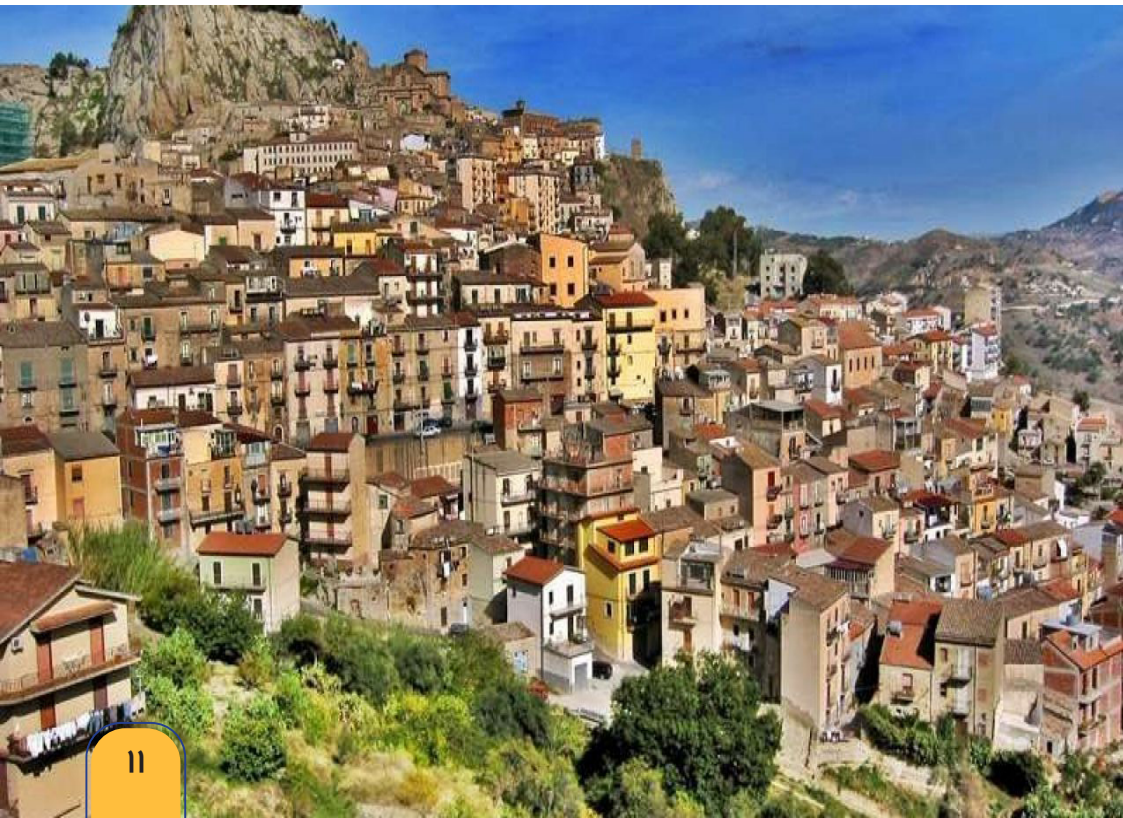




in the neighbourhood of the city and is a pristine and sparsely populated area with magnificent beaches for fun. In addition to being an unparalleled recreational and residential city, Famagusta also has important universities including the Eastern Mediterranean University and Istanbul Technical University. The city is one of the most popular destinations among foreign investors to buy real estate in North Cyprus, and property prices in the city have grown dramatically in recent years. Many modern projects have begun to build with excellent payment conditions, and it is anticipated that overall property prices in North Cyprus will skyrocket.

# Nicosia (Lefkoshia) is the capital and largest city of Northern Cyprus.

Nicosia (Lefkoshia) is located in the south-central part of Northern Cyprus. Summers in North Nicosia are hot and dry, while winters are mild and pleasant. Nicosia is the most populous city in Northern Cyprus, followed by Famagusta and Kyrenia.





North Nicosia, as one of the most important regions of the world for its high rate of development and prosperity. One aspect that gives Nicosia an advantage in terms of economic growth is that it is located in the center of Northern Cyprus. Buying real estate and making money on renting it is one of the most popular professions in this city. If you also intend to invest in the real estate market and earn rental income, Nicosia is the best choice. Real estate prices in Nicosia have risen significantly in recent years, and many developers have begun to build modern residential complexes with complete infrastructure in this city



## City of Lefke

The city of Lefke combines coastline and vast lush mountains with citrus orchards. Lefke is the only northern Cyprus city where Jaffa oranges are cultivated and is also known for growing soft fruits. In the city, three dams have been built that provide water to citizens all year round, and for this reason, agriculture in the area is very thriving. The Lefke coastline has a number of restaurants where you can enjoy Turkish cuisine or



fresh fish, and you can also use beach facilities, if you move to downtown Lefke, it will pass through the mountains overlooking Trodos in downtown Lefke Park Ataturk, which hosts events such as culinary competitions and an annual exhibition held in mid-August to celebrate Lefke's freedom. The construction of modern construction projects and large residential complexes in the city has led to the growth and development of the property market in the city, buying apartments with long-term installments in this city has made it possible to buy a house for any group.



# Why to buy property in Cyprus?

1. Very high security
2. Having one of the best sandy beaches in the world
3. Having sunny weather for 320-300 days per year
4. Rent property based on pound sterling, for six months or for a year (so this is great for investment)
5. Buying and selling property and car in British pounds (i.e. your assets are connected to a strong and reliable currency) but the cost of living and daily necessities of your life is counted in Turkish Lira.
6. Universities of Cyprus
7. Cheap car prices
8. Cheaper property prices in Cyprus, but forecasting its high growth in the near future
9. Long-term installment conditions for buying a property
10. Receiving residency by paying one-third of the amount of the property



At the beginning of 2021, Forbes magazine introduced Long Beach as the top of the best property buying places in the world.

By reading the article published in Forbes magazine and the reasons mentioned in it, we find that the reasons are the same as those found in the article On the Advantages of Buying a Property in North Cyprus on this site. However, relaxation and security, amenities, affordable and ... One of the most important reasons for this introduction was.



**Forbes**  
WWW.FORBES.COM

**BEST BEACHFRONT BUYS FOR 2021**  
**NORTH CYPRUS RANKED # 1**

#2: SANTA MARTA, COLOMBIA  
#3: FORTALEZA, BRAZIL  
#4: MAZATLÁN, MEXICO  
#5: AMBERGRIS CAYE, BELIZE



"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."

- Forbes Magazine  
Kathleen Peddicord -



## Conditions of residence in Cyprus

The residence permit is granted to the purchasing person and the spouse and children through the purchase of the property. Boys up to 25 years of age and girls can get their stay on a property with their families before marriage, but property conditions are also important and children over 18 must have their separate bedrooms.

## Documents required to obtain Cyprus residency

1. Official translation of certificate of police clearance of origin in English for the owner of the property and his wife and children
  2. Original Passport
  3. Celibacy sheet for children over the age of 18
  4. A certificate of financial compliance from Iran that indicates that there is about 25,000\$ in money in your account, it is usually better for customers to receive this financial account than to pay for their property.
  5. The contract to buy the property has been signed and notarized
  6. Habitable address (because the houses under construction are not suitable for accommodation must be rented until the purchased property is ready)
  7. Insurance that varies according to the age of the person
- And after submitting these documents to the Migration Agency, they receive leaves that accompany them to the hospital for blood tests (communicable diseases) and tuberculosis tests.

## How valid is north Cyprus residency?

Cyprus residency is applied for annually and renewed every year. If the investor buys a property worth 125.000 EUR and has not spent more than 240 days outside of Cyprus for 6 consecutive years, they can apply for a long-term residence permit or a white kimlik.





## Deed of ownership in northern cyprus

In Cyprus, there is only one type of document, which is the document with the end of the title deed or (cut of ownership).

Therefore, unlike Turkey, where we have a document before the completion of the work (cut height) that we can call the buyer before the completion of the construction, there is only one type of document in North Cyprus, which is also prepared after receiving the settlement of the project in large residential projects after the completion of each phase of the settlement project is requested and the documents of that phase are prepared and delivered. The price and value of the purchased property are also not mentioned on the title deeds of the properties.

# Purchasing Process

At the time of purchase, you will be initially paid 5000-1000 pounds (or equivalent) of a contract for the reservation of the unit in question, from the time of writing this contract for the payment of the first down payment will be given to you one month after which the payments will be made in accordance with the terms of the contract. (Payment terms can be totally cash or ready for homes %50 down payment and the rest in installments or for houses under construction is one-third of the amount of property and the rest is installments.)

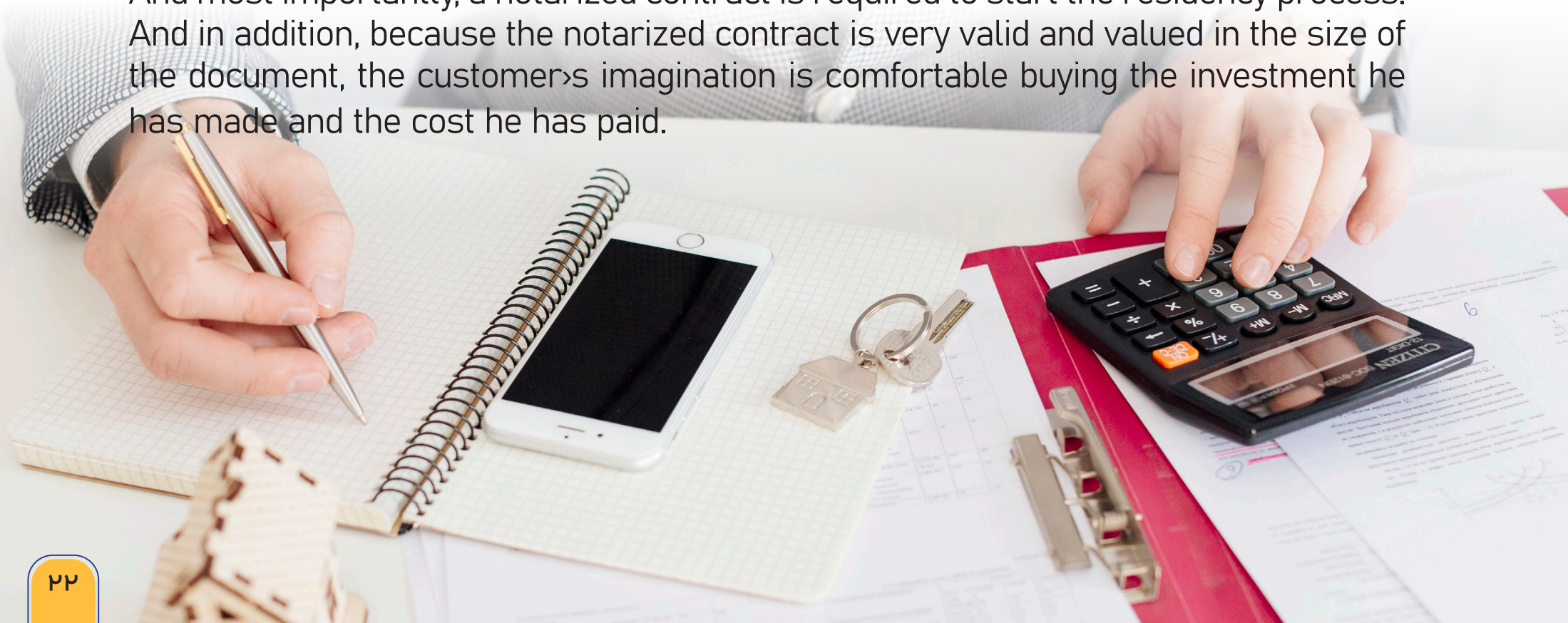
At the same time as the first original payment, the official contract is prepared that the contract must be formalized and neutered, and the cost of notary is half a percent of the value of the property paid by the buyer.



## Why are all property contracts in North Cyprus notarized?

The process of being called a property in North Cyprus requires time because of the documents that are prepared after receiving the completion of the project or finishing and delivering part of the project, and in addition, after preparing the project document, the buyer's non-supine sheet for receiving the permit for the name of the document will be sent to the document office, which is a time-consuming process.

And most importantly, a notarized contract is required to start the residency process. And in addition, because the notarized contract is very valid and valued in the size of the document, the customer's imagination is comfortable buying the investment he has made and the cost he has paid.





## Costs of buying a property in Cyprus

- Half a percent of the cost of notarizing the contract
- %6 document registration fee
- %6 after unit preparation and key delivery
- For newly built apartments, %5 of the cost of tax (this fee is charged only once for a property at the time of the first sale from the buyer, after which there is no other tax charge.) \*Split costs from 1,500€ to 2,500€ for apartments and between 2,500€ and 5,000€ for villas



