

4+ bedrooms

Developers

31

Residential complexes

57

New complexes

0

went on sale in 2025

Units on sale

221

-9

vs. last month

Homes

154

-10

vs. last month

Apartments

67

+1

vs. last month

Total units under construction

432

+7

vs. last month

202536%154

202647%202

202711%48

20286%28

Total sold units

227

+7

vs. last month

over the last 6 months

194

44

7-1

7

Sales rate

42%

over the last 6 months

38%

40%

40%

42%

42%

Median price per object

Homes

825K

-1%

vs. last month

178K min

max 2950K

over the last 6 months >

799K

792K

796K

805K

831K

825K

Apartments

871K

+0%

vs. last month

275K min

max 3300K

over the last 6 months >

850K

850K

850K

850K

871K

871K

Number of units under construction by developers/complex

Developer

Number of units under construction

Afik49

Northerland39

Dövec35

Evergreen Developments32

Noyanlar29

Özaylın Group29

Omağ Development26

Ardem22

Kavanlar Yapi21

Kayim Development Group17

Akacan14

Akol14

Armador construction14

Baştaşlar Construction14

Carrington Group11

Treneseli Holding11

Emtan Construction10

New complexes

Recent sales launches

Median prices per bedrooms, K GBP

Type

Min

Median

Max

Apartment

4+1

275K

850K

3300K

5+1

874K

998K

1136K

House

4+1

178K

800K

2600K

4+2

1000K

1065K

1150K

5+1

934K

962K

2950K

5+2

1299K

1350K

1350K

6+1

1075K

1403K

1513K

6+2

1599K

1625K

1625K

Offer

Number of units on sale by developers/complex

Developer

Number of units on sale

Afik29

Omağ Development20

Northerland18

Kavanlar Yapi16

Noyanlar13

Akacan12

Akol12

Dövec11

Armador construction10

Özaylın Group10

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Ardem7

Capiton Construction7

Kayim Development Group7

Emtan Construction6

Baştaşlar Construction6

Panah Construction5

Type

Apartment Flat 9 (4%)

Apartment Flat 19 (9%)

Apartment 25 (11%)

House Villa 124 (56%)

House Semi-detached 29 (13%)

Floor

074,7%

0111,41%

028,14%

033,6%

0422,05%

050,5%

060,5%

Bedrooms

4+185,1%

5+16,3%

6+1

6+2

Bathrooms

439,0%

512,4%

638,1%

7

The number of residential real estate listings based on their cost, K GBP

2. 101-200K

3. 201-300K

4. 301-400K

5. 401-500K

6. 501-600K

7. 601-800K

8. 801-1000K

9. >1000K

Units available for purchase by year of construction

202534%71

202648%100

202717%36

The number of units on sale based on their gross covered area, sq. m

4. 101-150

5. 151-200

6. 201-300

7. 301-400

8. 401-500

9. >500

4%8

13%29

34%76

15%34

22%48

12%26

Price dynamics

Median price by developers/complex, GBP per object

178K

850K

3M

Complex

Grand Sapphire ...2 100K

Solmaris1 790K

Aelita Garden R...1 750K

Sea Magic Deluxe1 475K

Spectra1 458K

Phuket Health a...1 425K

Bellapais Villas1 350K

Kazafana Mansi...1 265K

Dolce Mare1 217K

Catalok Villas1 065K

Sueno Villas1 013K

Querencia1 000K

Akacan Shopping...1 000K

Median price per unit, K GBP

Apartment

House

March

April

May

June

July

August

September

October

November

December

January

February

Q1

Q2

Q3

Q4

Q1

2024

2025

Median price by gross covered area, GBP per unit

1 000K

330K

435K

715K

850K

1 350K

1 420K

101-150

151-200

201-300

301-400

401-500

>500

Median price by number of bedrooms, per unit

0,8M

1,21M

1,63M

4+1

4+2

5+1

5+2

6+1

6+2

Year		2025					2024								
Quarter		Q1					Q4								
Month		February	Price per unit	% change	prev. price	prev. date	January	Price per unit	% change	prev. price	prev. date	December	Price per unit	% change	prev. price
Developer															
Aderans Construction	My House-Elegant	635K		+0%	635K	25.01.2025	635K		+0%	635K	25.12.2024	635K		+0%	615K
	My House-Premier	750K		+0%	750K	25.01.2025	750K		+0%	750K	25.12.2024	750K		+9%	690K
Afik	Blue Line Villas	425K		+0%	425K	25.01.2025	425K		+0%	425K	25.12.2024	425K		+0%	425K
	Caesar Resort 4	673K		+0%	673K	25.01.2025	673K		+0%	673K	25.12.2024	673K		+0%	673K
Akacan	Caesar Resort 6	495K		+0%	495K	25.01.2025	495K		+0%	495K	25.12.2024	495K		+0%	495K
	Akacan Shopping Mall & Residence	1 000K		+0%	1 000K	25.01.2025	1 000K		+8%	925K	25.12.2024	925K		+0%	925K
Akdam Construction	Cruise					25.01.2025					25.12.2024				
	Kilic Life	417K				25.01.2025					25.12.2024				
Akol	Dolce Mare	1 265K		+0%	1 265K	25.01.2025	1 265K		+27%	1 000K	25.12.2024	1 000K		+11%	900K
	Olive Garden	650K		+0%	650K	25.01.2025	650K		+0%	650K	25.12.2024	650K		+0%	650K
Ardem	Karmi Valley Homes	735K		+0%	735K	25.01.2025	735K		+0%	735K	25.12.2024	735K		+7%	690K
	Paradise Villas 2	480K		+2%	470K	25.01.2025	470K		+0%	470K	25.12.2024	470K		+0%	470K
Armador construction	Lucus-Edemit	775K		+0%	775K	25.01.2025	775K		+0%	775K	25.12.2024	775K		+0%	775K
	Atoll	650K		+0%	650K	25.01.2025	650K		+0%	650K	25.12.2024	650K		+0%	650K
Baştaşlar Construction	Heaven's Hill Village	1 000K		+0%	1 000K	25.01.2025	1 000K		+0%	1 000K	25.12.2024	1 000K		+0%	1 000K
	Wonder Stones Village	987K		+0%	987K	25.01.2025	987K		-11%	1 112K	25.12.2024	1 112K		+0%	1 112K
Capiton Construction	Capiton Ozanköy Villas	700K		+0%	700K	25.01.2025	700K		+0%	700K	25.12.2024	700K		+8%	650K
	La Plage	924K		+0%	924K	25.01.2025	924K		+0%	924K	25.12.2024	924K		+0%	924K
Carrington Group	Sunsetbay	800K		+14%	699K	25.01.2025	699K		+0%	699K	25.12.2024	699K		+0%	699K
	Sea Magic Deluxe	1 750K		+0%	1 750K	25.01.2025	1 750K		+230%	530K	25.12.2024	530K		+0%	530K
Cyprus Constructions	Phuket Health and Wellness - Phase 3	1 458K		+0%	1 458K	25.01.2025	1 458K		+0%	1 458K	25.12.2024	1 458K		+0%	1 403K
	Dashed Group	710K		+0%	710K	25.01.2025	710K		+0%	710K	25.12.2024	710K		+0%	710K
Total															

Developers/Complexes

Developers/Complexes profiles		Start of sale	Keys	Trafo, min, GBP	Min price, K GBP	Max price, K GBP	Blocks	Building floor	Units total	Units on sale	% of units on sale	Min sq. m	Max sq. m	Sea, m	Land area, sq. m
Aderans Construction	My House-Premier	01.06.2022	2024		750K	750K	20	2	20			310	330		
	My House-Premier	01.06.2022	2024		750K	750K	20	2	20			310	330		
Afik	Blue Line Villas	01.04.2023	2026	1800	425K	871K	107	16	72	29	1%	172	350	400	154 000
	Caesar Blue	2020	2025	1500	425K	439K	37	2	18	16	42%	199	199	500	20 000
Akacan	Caesar Breeze	01.09.2022	2026	1500			17	11	15			226	226		50 000
	Caesar Resort 4	2020	2023	1500	673K	673K	8	12	8	1	0%	222	222	300	300 000
Akdam Construction	Cruise	01.06.2021	2025	1500	495K	871K	15	16	16	12	1%	172	238	800	300 000
	Kilic Life	01.04.2023	2027		600K	1300K	4	10	22	12	5%	158	288	900	1 100
Akol	Dolce Mare	01.12.2023	2027		600K	1300K	1	9	13	12	10%	158	274	1 300	1 900
	Olive Garden	01.11.2022	2024				1	8	8			162	256		600
Ardem	Karmi Valley Homes	01.09.2022	2025				2	10	1			288	288		800
	Paradise Villas 2	01.09.2022	2025		417K	417K	2	8	2	1	2%	175	175	800	5 369
Armador construction	Lucus-Edemit	01.09.2022	2025		417K	417K	2	8	2	1	2%	175	175	800	5 369
	Atoll	01.08.2024	2026	1800	1265K	1265K	35	2	14	11	79%	445	660	100	50 500
Baştaşlar Construction	Heaven's Hill Village	01.08.2024	2026	1800	1265K	1265K	35	2	14	11	79%	445	660	100	50 500
	Wonder Stones Village	01.04.2021	2025		470K	825K	41	3	22	7	21%	175	350	1 900	12 504
Capiton Construction	Capiton Ozanköy Villas	01.04.2021	2025		550K	825K	28	3	15	4	15%	175	350	2 600	20 148
	La Plage	01.09.2022	2025		470K	530K	13	2	7	3	43%	188	199	1 200	4 859
Carrington Group	Sunsetbay	01.12.2023	2027		178K	970K	14	2	14	10	71%	269	343	600	8 463
	Sea Magic Deluxe	01.12.2023	2027		178K	970K	14	2	14	10	71%	269	343	600	8 463
Cyprus Constructions	Phuket Health and Wellness - Phase 3	01.12.2023	2027		650K	650K	9	2	3	1	33%	220	220	500	4 883
	Dashed Group	01.12.2023	2027		650K	650K	9	2	3	1	33%	220	220	500	4 883
Dashad Group	Richmond Park	01.12.2023	2027		650K	650K	9	2	3	1	33%	220	220	500	4 883
	Richmond Park	01.12.2023	2027		650K	650K	9	2	3	1	33%	220	220	500	4 883
Total		01.06.2022	2024		750K	750K	20	2	20			310	330		
		01.06.2022	2024		750K	750K	20	2	20			310	330		

Sales

Total units under construction

432

Share of units sold

42%

Units sale by period

Type

Apartment

House

March

April

May

June

July

August

September

October

November

December

January

February

Q1

Q2

Q3

Q4

Q1

2025

Units status by period

Status

Available

N/A

Reserved

Sold

% of sold units

March

April

May

June

July

August

September

October

November

December

January

February

Q1

Q2

Q3

Q4

Q1

2025

Sales by complexes

227

Sold

Reserved

N/A

Available

221

Bosphorus - Phase 1

Querencia

Catalok Villas

Solea

Capiton Ozanköy Villas

Panorama Homes

My House-Premier

Solmaris

Blue Line Villas

Caesar Resort 6

Caesar Blue

Caesar Breeze

Karmi Valley Homes

Dolce Mare

Lucus-Edemit

Akacan Shopping Mall...

Deja Blue Eco-Wellnes...

Sea Magic Deluxe

Grand Sapphire Blu

Number of units

Map

Location of units on sale by developers

Developer

Afik

Akacan

Akdam Co.

Akol

Ardem

Armador c.

Atoll

Baştaşlar C.

Capiton C.

Carrington...

Cyprus Co.

Dashed Gr.

Dövec

Bosphorus - Phase 1

Querencia

Catalok Villas

Solea

Capiton Ozanköy Villas

Panorama Homes

My House-Premier

Solmaris

Blue Line Villas

Caesar Resort 6

Caesar Blue

Caesar Breeze

Karmi Valley Homes

Dolce Mare

Lucus-Edemit

Akacan Shopping Mall...

Deja Blue Eco-Wellnes...

Sea Magic Deluxe

Grand Sapphire Blu

Region

Units under constr.

Units on sale

Share of units sold

Kyrenia

Edemit

Ozanköy

Esentepe

Girne Merkez

Çatalköy

Karaoglanoglu

Bellapais

Arapköy

LaPlage

Karmi

Karşıyaka

İskele

Bahçeler

Kalecik

Yarköy

Long Beach

Bogaz

Dipkarparz

Otügen

Yeni Erenköy

Aygün

Bogazici

Famagusta

Tatlısu

Küçük Erenköy

Yeni Bogazici

Tuzla

Total