

## Famagusta-Tatlisu

<b>Developers</b> <b>12</b>	<b>Residential complexes</b> <b>18</b>	<b>New complexes</b> <b>4</b> <small>went on sale in 2024</small>	<b>Units on sale</b> <b>631</b> <span>+57</span> vs. last month	<b>Homes</b> <b>48</b> <span>+7</span> vs. last month	<b>Apartments</b> <b>583</b> <span>+50</span> vs. last month
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<b>Total units under construction</b> <b>2 477</b> <span>+261</span> vs. last month	<ul style="list-style-type: none"> <li>2024: 2% 38</li> <li>2025: 29% 720</li> <li>2026: 65% 1618</li> <li>2027: 4% 102</li> </ul>	<b>Total sold units</b> <b>1 419</b> <span>+49</span> vs. last month	<ul style="list-style-type: none"> <li>16</li> <li>32</li> <li>49</li> </ul> over the last 6 months	<b>Sales rate</b> <b>57%</b>	<ul style="list-style-type: none"> <li>61%</li> <li>59%</li> <li>60%</li> <li>62%</li> <li>57%</li> </ul> over the last 6 months
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<b>Median price per object</b> <b>Homes</b> <b>520K</b> <span>+30%</span> vs. last month	over the last 6 months > 49K min - 520K - 1500K max	<b>Apartments</b> <b>195K</b> <span>-7%</span> vs. last month	over the last 6 months > 39K min - 219K - 650K max
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<b>Number of units under construction by developers/complex</b>	<b>New complexes</b> Recent sales launches	<b>MAPREX Choice</b>																																							
<table border="1"> <tr><th>Developer</th><th>Number of units under construction</th><th>Maprex choice</th></tr> <tr><td>Cyprus Constructions</td><td>932</td><td>Yes</td></tr> <tr><td>Akol</td><td>261</td><td>No</td></tr> <tr><td>Afik</td><td>253</td><td>Yes</td></tr> <tr><td>Kensington</td><td>211</td><td>No</td></tr> <tr><td>Rafael Construction</td><td>156</td><td>No</td></tr> <tr><td>Kavanlar Yapi</td><td>114</td><td>No</td></tr> <tr><td>Carrington Group</td><td>105</td><td>No</td></tr> <tr><td>Isatis</td><td>102</td><td>Yes</td></tr> <tr><td>Evergreen Developments</td><td>96</td><td>No</td></tr> <tr><td>Tunali Insaat</td><td>93</td><td>No</td></tr> <tr><td>Emtan Construction</td><td>84</td><td>No</td></tr> <tr><td>Emperia Developments</td><td>70</td><td>No</td></tr> </table>	Developer	Number of units under construction	Maprex choice	Cyprus Constructions	932	Yes	Akol	261	No	Afik	253	Yes	Kensington	211	No	Rafael Construction	156	No	Kavanlar Yapi	114	No	Carrington Group	105	No	Isatis	102	Yes	Evergreen Developments	96	No	Tunali Insaat	93	No	Emtan Construction	84	No	Emperia Developments	70	No	Dolce Mare Hillside K-Island 3 Panorama Homes	Aloha Beach Resort - Phase 1 Hillside The Blue
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## Offer

<b>Number of units on sale by developers/complex</b>	<b>Type</b>	<b>Floor</b>																										
<table border="1"> <tr><th>Developer</th><th>Number of units on sale</th></tr> <tr><td>Cyprus Constructions</td><td>148</td></tr> <tr><td>Kavanlar Yapi</td><td>95</td></tr> <tr><td>Rafael Construction</td><td>92</td></tr> <tr><td>Akol</td><td>89</td></tr> <tr><td>Kensington</td><td>53</td></tr> <tr><td>Afik</td><td>36</td></tr> <tr><td>Tunali Insaat</td><td>30</td></tr> <tr><td>Isatis</td><td>28</td></tr> <tr><td>Emperia Developments</td><td>25</td></tr> <tr><td>Emtan Construction</td><td>12</td></tr> <tr><td>Evergreen Developments</td><td>12</td></tr> <tr><td>Carrington Group</td><td>11</td></tr> </table>	Developer	Number of units on sale	Cyprus Constructions	148	Kavanlar Yapi	95	Rafael Construction	92	Akol	89	Kensington	53	Afik	36	Tunali Insaat	30	Isatis	28	Emperia Developments	25	Emtan Construction	12	Evergreen Developments	12	Carrington Group	11	Apartment Loft: 103 (16%) Apartment Flat: 471 (75%)	0: 0.552% 01: 0.444% 02: 0.5%
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Evergreen Developments	12																											
Carrington Group	11																											
	<b>Bathrooms</b>	<b>Bedrooms</b>																										
	1: 73% 2: 14% 3: 13%	0+Studio: 25.6% 1+1: 45.8% 2+1: 17.0%																										

<b>The number of residential real estate listings based on their cost, K GBP</b>	<b>Units available for purchase by year of construction</b>	<b>The number of units on sale based on their gross covered area, sq. m</b>
1.0-100K: 1 101-200K: 2 201-300K: 3 301-400K: 4 401-500K: 5 501-600K: 6 601-800K: 7 801-100K: 8 9.->1000K: 9	2024: 5 (1%) 2025: 66 (10%) 2026: 532 (84%) 2027: 28 (4%)	1.0-100: 36% 101-150: 15% 151-200: 22% 201-250: 16% 251-300: 10% 301-350: 5% 351-400: 2% 401-450: 2% 451-500: 2% 501-550: 0% 551-600: 0%

## Price dynamics

<b>Median price by developers/complex, GBP per object</b>	<b>Median price per unit, K GBP</b>	<b>Median price by gross covered area, GBP per unit</b>
Malibu: 550K Hawaii Homes: 329K K-Island 2: 289K K-Island 1: 273K Reflection: 268K Aloha Beach Re.: 265K Panorama Homes: 238K Aloha Beach Re.: 226K Salos: 220K Tatlisu Marina: 209K K-Island 3: 198K Aurora Bay: 180K Caesar Breeze: 171K	Q1: 225K, 225K, 225K Q2: 399K, 392K, 212K, 210K Q3: 520K, 195K	1.0-50: 148K 51-100: 160K 101-150: 239K 151-200: 258K 201-250: 268K 251-300: 610K 301-350: 610K 351-400: 900K 401-500: 525K
	<b>Median price by number of bedrooms, per unit</b>	
	0+Studio: 0.12M 1+1: 0.41M 2+1: 0.7M 3+1: 0.7M 4+1: 0.7M	

Year	Quarter	Month	Developer	Q3 August				Q2 June				May					
				Price per unit	% change	prev. price	prev. date	Price per unit	% change	prev. price	prev. date	Price per unit	% change	prev. price	prev. date		
			Afik														
			Caesar Breeze	171K	+0%	171K	24.07.2024	171K	-6%	183K	24.06.2024	183K	+7%	171K	20.05.2024	171K	+0%
			Akol	170K													
			Carrington Group														
			Malibu	550K	+0%	550K	27.07.2024	550K	+10%	500K	26.06.2024	500K	+0%	500K	22.05.2024	500K	+85%
			Cyprus Constructions														
			Aloha Beach Resort - Phase 1	239K	+6%	226K	26.07.2024	226K	+0%	226K	26.06.2024	226K	+0%	225K	22.05.2024	225K	+0%
			Aloha Beach Resort - Phase 2	265K	+0%	265K	26.07.2024	265K	+0%	265K	26.06.2024	265K	+0%	265K	22.05.2024	265K	+0%
			Hawaii Homes	915K	+178%	329K	26.07.2024	329K	+0%	329K	26.06.2024	329K	-78%	1500K	22.05.2024	1500K	+64%
			Emperia Developments														
			The Blue	160K	+0%	160K	28.07.2024	160K	+0%	160K	28.06.2024	160K	-6%	171K	25.05.2024	171K	+0%
			Emtan Construction														
			Reflection	268K	+0%	268K	28.07.2024	268K	+0%	268K	28.06.2024	268K	+0%	268K	25.05.2024	268K	+0%
			Evergreen Developments														
			Salos	220K	+0%	220K	29.07.2024	220K	+0%	220K	28.06.2024	220K	+0%	220K	25.05.2024	220K	
			Tatlisu Marina	209K	+0%	209K	29.07.2024	209K	+0%	209K	28.06.2024	209K	+0%	209K	25.05.2024	209K	
			Isatis														
			Hillside	133K	+0%	133K	29.07.2024	133K	-4%	138K	29.06.2024	138K	+0%	138K	26.05.2024	138K	+4%
			Kavanlar Yapi														
			Panorama Homes	238K	+13%	210K	30.07.2024	210K	+0%	210K	29.06.2024	210K	+0%	210K	26.05.2024	210K	-5%
			Kensington														
			K-Island 1	273K	+0%	273K	30.07.2024	273K	+0%	273K	29.06.2024	273K	+0%	273K	26.05.2024	273K	-1%
			K-Island 2	289K	+0%	289K	30.07.2024	289K	+0%	289K	29.06.2024	289K	+0%	289K	26.05.2024	289K	+0%
			K-Island 3	198K	+0%	198K	30.07.2024	198K	+0%	198K	30.06.2024	198K	+0%	198K	30.05.2024	198K	+18%
			Rafael Construction														
			Rafael's VIP Beach Club Resort	49K	+0%	49K	30.07.2024	49K	+0%	49K	30.06.2024	49K	+0%	49K	30.05.2024	49K	
			Tunali Insaat														
			Aurora Bay	180K	+0%	180K	30.07.2024	180K	+0%	180K	30.06.2024	180K	+0%	180K	30.05.2024	180K	+0%
			Carob hills	158K	+0%	158K	30.07.2024	158K	+0%	158K	30.06.2024	158K	+0%	158K	30.05.2024	158K	+0%

## Developers/Complexes

Developer	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
Afik	01.09.2022	2026	1500	115K	350K	30	2	253	36	14%	52	350	200	100 000
Caesar Breeze	01.09.2022	2026	1500	115K	350K	30	2	253	36	14%	52	350	200	100 000
Akol	01.08.2024	2026	1800	129K	1500K	35	2	261	89	33%	14	765	100	50 500
Dolce Mare	01.08.2024	2026	1800	129K	1500K	35	2	261	89	33%	14	765	100	50 500
Carrington Group	01.05.2023	2025	3490	500K	1500K	15	2	105	11	10%	42	270	100	3 188
Malibu	01.05.2023	2025	3490	500K	1500K	15	2	105	11	10%	42	270	100	3 188
Cyprus Constructions	01.06.2022	2026	3000	165K	1500K	98	2	932	148	16%	43	367	400	43 333
Aloha Beach Resort - Phase 1	01.06.2023	2026	3000	212K	569K	30	2	297	112	38%	43	367	200	70 000
Aloha Beach Resort - Phase 2	01.06.2023	2026	3000	245K	970K	28	2	145	31	21%	43	147	700	30 000
Hawaii Homes	01.06.2023	2025	3000	165K	1500K	40	2	490	5	1%	43	365	300	30 000
Emperia Developments	01.01.2023	2025	152K	350K	12	2	70	25	36%	73	383	1 000	14 000	
The Blue	01.01.2023	2025	152K	350K	12	2	70	25	36%	73	383	1 000	14 000	
Emtan Construction	01.03.2023	2026	263K	335K	13	2	84	12	14%	81	347	900	21 195	
Reflection	01.03.2023	2026	263K	335K	13	2	84	12	14%	81	347	900	21 195	
Evergreen Developments	01.01.2023	2026	199K	220K	11	2	96	12	13%	56	128	200		
Salos	01.01.2023	2026	199K	220K	5	2	44	6	14%	56	118	200		
Tatlisu Marina	01.04.2023	2026	205K	215K	6	2	52	6	12%	64	128	200		
Isatis	11.03.2024	2027	3000	111K	195K	9	2	102	28	27%	43	114	500	
Hillside	11.03.2024	2027	3000	111K	195K	9	2	102	28	27%	43	114	500	
Kavanlar Yapi	01.04.2023	2026	136K	726K	21	2	114	95	83%	42	222	450	13 558	
Panorama Homes	01.04.2023	2026	136K	726K	21	2	114	95	83%	42	222	450	13 558	
Kensington	01.02.2024	2026	165K	399K	24	2	211	53	25%	43	166	217		
K-Island 1	01.05.2023	2026	254K	279K	10	2	80	9	11%	43	166	250		
K-Island 2	01.05.2023	2026	165K	385K	6	2	59	10	17%	43	129	200		
K-Island 3	01.02.2024	2026	165K	399K	8	2	72	34	47%	43	117	200		
Rafael Construction	01.12.2023	2026	39K	525K	12	2	156	92	59%	22	577	350		
Rafael's VIP Beach Club Resort	01.12.2023	2026	39K	525K	12	2	156	92	59%	22	577	350		
Tunali Insaat	01.03.2023	2025	3000	148K	550K	24	2	93	30	32%	59	442	600	15 300
Aurora Bay	01.03.2023	2025	3000	158K	550K	12	2	55	25	45%	73	442	200	15 300
Carob hills	2022	2024	3000	148K	280K	12	2	38	5	13%	59	106	1 000	
<b>Total</b>			<b>2754</b>	<b>39K</b>	<b>1500K</b>	<b>304</b>		<b>2 477</b>	<b>631</b>	<b>25%</b>	<b>14</b>	<b>765</b>	<b>392</b>	<b>34 774</b>