

Kyrenia-Esentepe

Developers	Residential complexes	New complexes	Units on sale	Homes	Apartments
12	31	2 went on sale in 2024	967 -13 vs. last month	54 +1 vs. last month	913 -14 vs. last month

Total units under construction	Total sold units	Sales rate
3 308 +35 vs. last month	1 451 +13 vs. last month	40% over the last 6 months

Median price per object	Apartments
Homes 550K +0% vs. last month	Apartments 245K -3% vs. last month

Number of units under construction by developers/complex	New complexes	MAPREX Choice																										
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Offer

Number of units on sale by developers/complex	Type	Floor																										
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The number of residential real estate listings based on their cost, K GBP	Bathrooms	Bedrooms																										
	<p>1 50%</p> <p>2 39%</p> <p>3</p>	<p>1+1 44,8%</p> <p>2+1 23,7%</p> <p>0-Studio 21,7%</p>																										
Units available for purchase by year of construction	The number of units on sale based on their gross covered area, sq. m																											
<p>2024: 5% (51)</p> <p>2025: 14% (129)</p> <p>2026: 53% (508)</p> <p>2027: 28% (264)</p>	<p>1.0-1.50: 14% (137)</p> <p>2.51-75: 19% (180)</p> <p>3.76-100: 26% (249)</p> <p>4.101-150: 29% (283)</p> <p>5.151-200: 3% (33)</p> <p>6.201-300: 8% (79)</p> <p>7.301-400: 0% (4)</p> <p>8.401-500: 0% (1)</p> <p>9.->500: 0% (1)</p>																											

Price dynamics

Median price by developers/complex, GBP per object	Median price per unit, K GBP	Median price by gross covered area, GBP per unit																												
<p>117K</p> <p>247K</p> <p>2M</p> <table border="1"> <tr><th>Complex</th><th>Price per unit</th></tr> <tr><td>Casa Del Mare - 3 Etap</td><td>1 430K</td></tr> <tr><td>Mykonos Homes</td><td>650K</td></tr> <tr><td>Wonder Stones ...</td><td>531K</td></tr> <tr><td>Sea Magic Deluxe</td><td>530K</td></tr> <tr><td>Blue Vista</td><td>515K</td></tr> <tr><td>Poseidon</td><td>460K</td></tr> <tr><td>Aeilta Garden R.</td><td>425K</td></tr> <tr><td>Heaven's Hill Vill...</td><td>412K</td></tr> <tr><td>Hanging Garde...</td><td>362K</td></tr> <tr><td>Esentepe Hills</td><td>360K</td></tr> <tr><td>Olive Trees Villa...</td><td>330K</td></tr> <tr><td>Sea Magic Gard...</td><td>330K</td></tr> <tr><td>Casa del Mare - ...</td><td>305K</td></tr> </table>	Complex	Price per unit	Casa Del Mare - 3 Etap	1 430K	Mykonos Homes	650K	Wonder Stones ...	531K	Sea Magic Deluxe	530K	Blue Vista	515K	Poseidon	460K	Aeilta Garden R.	425K	Heaven's Hill Vill...	412K	Hanging Garde...	362K	Esentepe Hills	360K	Olive Trees Villa...	330K	Sea Magic Gard...	330K	Casa del Mare - ...	305K	<p>Apartment House</p> <p>2024: 225K, 225K, 225K, 247K, 252K, 252K, 245K</p>	<p>2 000K</p> <p>1 000K</p> <p>0K</p> <p>1.0-50: 158K</p> <p>2.51-75: 203K</p> <p>3.76-100: 247K</p> <p>4.101-150: 321K</p> <p>5.151-200: 450K</p> <p>6.201-300: 531K</p> <p>7.301-400: 754K</p> <p>8.401-500: 1 112K</p>
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Year	Quarter	Price per unit	% change	prev.date																										
2024	Q3	240K	+0%	24.07.2024																										
2024	Q2	240K	+0%	24.06.2024																										
2024	Q1	225K	+0%	22.07.2024																										

Year	Quarter	Month	Developer	Price per unit	% change	prev.pri	prev.date	July	Price per unit	% change	prev.pri	prev.date	Q2	June	Price per unit	% change	prev.pri	prev.date	May	Price per unit	% change	prev.pri	prev.date
2024	Q3	August	Afik	240K	+0%	240K	24.07.2024	240K	240K	+0%	240K	24.06.2024	240K	240K	240K	+0%	240K	20.05.2024	240K	240K	+0%	240K	20.05.2024
			Caesar Cliff 2	168K	+0%	168K	24.07.2024	168K	168K	+0%	168K	24.06.2024	168K	168K	168K	+0%	168K	20.05.2024	168K	168K	+0%	168K	20.05.2024
2024	Q3	August	Akol	245K	+0%	245K	25.07.2024	245K	645K	-62%	645K	25.06.2024	645K	645K	645K	+0%	645K	21.05.2024	645K	645K	+0%	645K	21.05.2024
			Ardem	260K	+0%	260K	25.07.2024	260K	260K	+0%	260K	25.06.2024	260K	260K	260K	+0%	260K	22.05.2024	260K	260K	+0%	260K	22.05.2024
2024	Q3	August	Carrington Group	360K	+0%	360K	25.07.2024	360K	460K	+0%	460K	26.06.2024	460K	460K	470K	-2%	470K	22.05.2024	470K	470K	+18%	470K	22.05.2024
			Sea Magic Deluxe	530K	+0%	530K	27.07.2024	530K	530K	+0%	530K	26.06.2024	530K	530K	530K	+0%	530K	22.05.2024	530K	530K	+0%	530K	22.05.2024
2024	Q3	August	Cyprus Constructions	185K	+0%	185K	26.07.2024	185K	185K	+0%	185K	26.06.2024	185K	185K	175K	+6%	175K	22.05.2024	175K	175K	-13%	175K	22.05.2024
			Bahamas Homes 3	161K	+0%	161K	26.07.2024	161K	161K	+0%	161K	26.06.2024	161K	161K	161K	+0%	161K	22.05.2024	161K	161K	+0%	161K	22.05.2024
2024	Q3	August	Mykonos Homes	650K	+0%	650K	26.07.2024	650K	575K	+13%	575K	26.06.2024	575K	575K	575K	+0%	575K	22.05.2024	575K	575K	-52%	575K	22.05.2024
			Pearl Island	175K	+0%	175K	26.07.2024	175K	175K	+0%	175K	26.06.2024	175K	175K	175K	+0%	175K	22.05.2024	175K	175K	+0%	175K	22.05.2024
2024	Q3	August	Emperia Developments	287K																			
			Fenercioglu	287K																			
2024	Q3	August	Kardan Construction	515K	+0%	515K	30.07.2024	515K	515K	+0%	515K	30.06.2024	515K	515K	515K	+0%	515K	30.05.2024	515K	515K	+0%	515K	30.05.2024
			Blue Vista	515K	+0%	515K	30.07.2024	515K	515K	+0%	515K	30.06.2024	515K	515K	515K	+0%	515K	30.05.2024	515K	515K	+0%	515K	30.05.2024
2024	Q3	August	Kayim Development Group	425K	-60%	1 050K	30.07.2024	1 050K	1 050K	+0%	1 050K	30.06.2024	1 050K	425K	425K	+147%	425K	30.05.2024	425K	425K	-60%	425K	30.05.2024
			Aeilta Garden Resort	330K	+0%	330K	30.07.2024	330K	330K	+0%	330K	30.06.2024	330K	330K	285K	+16%	285K	30.05.2024	285K	285K	-14%	285K	30.05.2024
2024	Q3	August	Olive Trees Village	218K	+0%	218K	30.07.2024	218K	205K	+6%	205K	30.06.2024	205K	205K	205K	+0%	205K	30.05.2024	205K	205K	+11%	205K	30.05.2024
			Skyland Esentepe	218K	+0%	218K	30.07.2024	218K	218K	+0%	218K	30.06.2024	218K	218K	218K	+0%	218K	30.05.2024	218K	218K	+0%	218K	30.05.2024
2024	Q3	August	Northerland	308K	+0%	308K	30.07.2024	308K	308K	+0%	308K	30.06.2024	308K	308K	308K	+0%	308K	28.05.2024	308K	308K	+0%	308K	28.05.2024
			Casa del Mare - 1 Etap	220K	+0%	220K	30.07.2024	220K	220K	+0%	220K	30.06.2024	220K	220K	220K	+0%	220K	28.05.2024	220K	220K	+0%	220K	28.05.2024
2024	Q3	August	Casa del Mare - 2 Etap	214K	-1%	215K	30.07.2024	215K	217K	-1%	217K	30.06.2024	217K	217K	217K	+0%	217K	28.05.2024	217K	217K	+0%	217K	28.05.2024
			Casa del Mare - 3 Etap	1 430K	+0%	1 430K	30.07.2024	1 430K	1 430K	+0%	1 430K	30.06.2024	1 430K	1 430K	1 430K	+0%	1 430K	28.05.2024	1 430K	1 430K	+0%	1 430K	28.05.2024
2024	Q3	August	Casa del Mare - Villas	1 430K	+0%	1 430K	30.07.2024	1 430K	1 430K	+0%	1 430K	30.06.2024	1 430K	1 430K	1 430K	+0%	1 430K	28.05.2024	1 430K	1 430K	+0%	1 430K	28.05.2024
			Omağ Development	1 430K	+0%	1 430K	30.07.2024	1 430K	1 430K	+0%	1 430K	30.06.2024	1 430K	1 430K	1 430K	+0%	1 430K	28.05.2024	1 430K	1 430K	+0%	1 430K	28.05.2024

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	01.06.2020	2026	1500	117K	445K	34	2	165	46	28%	38	233	350	57 500
Caesar Cliff	01.06.2020	2025	1500	117K	445K	26	2	126	31	25%	38	150	200	85 000
Caesar Cliff 2	01.12.2022	2026	1500	168K	375K	8	2	39	15	38%	51	233	500	30 000
Akol	01.06.2024	2025	3000	135K	645K	26	2	96	32	33%	62	343	300	25 600
Esentepe Exclusive	01.06.2024	2025	3000	135K	645K	26	2	96	32	33%	62	343	300	25 600
Ardem	01.08.2023	2026	130K	395K	10	2	88	50	57%	52	169	200	40 000	
Aventurine	01.08.2023	2026	130K	395K	10	2	88	50	57%	52	169	200	40 000	
Carrington Group	01.01.2022	2026	3490	200K	1750K	24	2	195	82	42%	50	500	488	10 079
Esentepe Hills	01.06.2024	2026	3490	270K	720K	4	2	17	17	100%	93	240	1 400	
Poseidon	01.01.2022	2023	3490	400K	550K	10	2	48	10	21%	131	200	100	8 482
Sea Magic Deluxe	01.07.2023	2026	3490	530K	1750K	3	2	20	3	15%	175	500	100	5 000
Sea Magic Garden	01.10.2022	2026	3490	200K	370K	7	2	110	52	47%	50	138	250	16 754
Cyprus Constructions	01.01.2020	2026	3000	150K	1850K	56	2	828	63	8%	43	392	625	21 250
Bahamas Homes 2	2021	2025	3000	171K	321K	11	2	288	9	3%	43	135	500	20 000
Bahamas Homes 3	01.10.2022	2026	3000	150K	321K	19	2	304	49	16%	43	135	500	25 000
Mykonos Homes	01.01.2020	2023	3000	495K	1850K	16	2	80	1	1%	116	392	900	20 000
Pearl Island	01.01.2020	2023	3000	175K	175K	10	2	156	4	3%	43	78	600	20 000
Fenercioglu	01.12.2022	2024	234K	287K	4	2	30	12	40%	93	175	60	5 504	
Aqua Blue	01.12.2022	2024	234K	287K	4	2	30	12	40%	93	175	60	5 504	
Kardan Construction	01.11.2023	2026	450K	550K	6	2	6	6						