

Famagusta

Developers	Residential complexes	New complexes	Units on sale	Homes	Apartments
21	49	10 went on sale in 2024	1 741 +175 vs. last month	123 +11 vs. last month	1 618 +164 vs. last month

Total units under construction	Total sold units	Sales rate
6 373 +261 vs. last month	3 132 +100 vs. last month	48%

Median price per object	Apartments
Homes: 420K +5% 49K min - max 2270K	Apartments: 170K -6% 39K min - max 650K

Number of units under construction by developers/complex	New complexes	MAPREX Choice																																		
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The number of residential real estate listings based on their cost, K GBP	Units available for purchase by year of construction	The number of units on sale based on their gross covered area, sq. m
Chart showing distribution of listings by price range (1.0-100K to >900K).	Chart showing units available for purchase by year (2024 to 2027).	Chart showing units on sale by gross covered area (1.0-500 sq. m).

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
Chart showing median price per object by complex (Phuket Health a... 1 389K).	Line chart showing median price per unit by type (Apartment, House) from Jan 2024 to Aug 2024.	Chart showing median price by gross covered area (1.0-500 sq. m).

Year	Quarter	2024				2023																
		August	% change	prev.pri	prev.date	July	% change	prev.pri	prev.date													
Afik	Caesar Breeze	171K	+0%	171K	24.07.2024	171K	-6%	183K	24.06.2024													
	Akdam Construction	169K	+0%	169K	25.07.2024	169K	+0%	169K	25.06.2024													
Akol	Dolce Mare	170K																				
	Salamis Holiday Homes				25.07.2024				25.06.2024													
Carrington Group	Atlantis	515K	+0%	515K	27.07.2024	515K	+0%	515K	26.06.2024													
	Malibu	550K	+0%	550K	27.07.2024	550K	+10%	500K	26.06.2024													
Cyprus Constructions	Aloha Beach Resort - Phase 1	239K	+6%	226K	26.07.2024	226K	+0%	226K	26.06.2024													
	Aloha Beach Resort - Phase 2	265K	+0%	265K	26.07.2024	265K	+0%	265K	26.06.2024													
Hawaii Homes	Hawaii Homes	915K	+178%	329K	26.07.2024	329K	+0%	329K	26.06.2024													
	Phuket Health and Wellness - Phase 1	525K	+0%	525K	26.07.2024	525K	+0%	525K	26.06.2024													
Phuket Health and Wellness - Phase 2	Phuket Health and Wellness - Phase 2	292K	+0%	292K	26.07.2024	292K	+0%	292K	26.06.2024													
	Phuket Health and Wellness - Phase 3	1 389K	+0%	1 389K	26.07.2024	1 389K	+0%	1 389K	26.06.2024													
DEM's Construction	DEM's Suite																					
	Dörter Construction																					
4Evergreen 4	Auralux	185K	+0%	185K	27.07.2024	185K	+0%	185K	27.06.2024													
	Dream Homes 4 You	305K	+0%	305K	27.07.2024	305K	+0%	305K	27.06.2024													
Döveç	La Casalia	274K	+0%	274K	28.07.2024	274K	-9%	301K	27.06.2024													
	Natulus	316K	+0%	316K	28.07.2024	316K	+5%	301K	27.06.2024													
Emperia Developments	The Blue	160K	+0%	160K	28.07.2024	160K	+0%	160K	28.06.2024													
	Reflection	268K	+0%	268K	28.07.2024	268K	+0%	268K	28.06.2024													
Erbatu	Class 7																					
	Riva Park																					
Sakarya 3	Sakarya 3																					
	Total			2205		39K		2270K		793		6 471		1 741		26%	14		765		1 324	

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
Akdam Construction	01.09.2022	2024	125K	326K	2	8	46	20	43%	75	175	800	5 369	
Akol	01.08.2024	2026	1800	129K	1500K	35	2	261	89	33%	14	765	950	35 750
Carrington Group	01.05.2023	2025	3490	460K	1500K	20	3	148	17	11%	42	240	100	13 589
Cyprus Constructions	01.01.2024	2027	3000	146K	1950K	156	2	1 600	319	19%	43	367	550	41 667
DEM's Construction	01.01.2023	2026	1200	140K	309K	64	2	258	49	16%	43	245	1 250	12 143
Dörter Construction	01.01.2023	2026	1200	185K	185K	11	2	43	6	9%	105	129	600	6 214
Döveç	01.05.2023	2027	195K	2270K	92	2	426	88	21%	49	468	150	8 982	
Emperia Developments	01.01.2023	2025	152K	350K	12	2	70	25	36%	73	383	1 000	14 000	
Erbatu	01.03.2023	2026	263K	335K	13	2	84	12	14%	81	347	900	21 195	
Hawaii Homes	01.06.2023	2025	3000	165K	1500K	40	2	490	5	1%	43	365	300	30 000
Phuket Health and Wellness - Phase 1	01.06.2023	2027	3000	525K	1950K	9	2	55	2	4%	100	365	300	20 000
Phuket Health and Wellness - Phase 2	01.06.2023	2027	3000	146K	803K	46	2	600	159	24%	43	266	900	90 000
Phuket Health and Wellness - Phase 3	01.01.2024	2027	3000	1073K	1513K	13	2	13	10	77%	238	334	900	10 000
Total			2205	39K	2270K	793		6 471	1 741	26%	14	765	1 324	25 827

Sales

Total units under construction	Share of units sold	Sales by complexes
6 373	48%	<ul style="list-style-type: none"> Habitat: 274 Olea Cyprus: 340 Phuket Health and W...: 388 Hawaii Homes: 481 La Casalia: 135 Aloha Beach Resort - : 148 Dolce Mare: 261 Caesar Breeze: 178 Rafael's VIP Beach Clu...: 156 Aloha Beach Resort - : 98 Panorama Homes: 114 Malibu: 105 Hillside: 102 Salamis Sea Palace: 101 Auralux: 100 Angel Towers: 98 Natulus: 98 Akanthos Village: 91 Reflection: 84

Map

Location of units on sale by developers	Region																																								
Map showing unit locations across Famagusta.	<table border="1"> <tr><th>Region</th><th>Units under constr.</th><th>Units on sale</th><th>Share of units sold</th></tr> <tr><td>Famagusta</td><td>6 373</td><td>1 736</td><td>48%</td></tr> <tr><td>Küçük Erenköy</td><td>2 585</td><td>668</td><td>37%</td></tr> <tr><td>Geçitkale</td><td>2 477</td><td>631</td><td>32%</td></tr> <tr><td>Yeni Boğaziçi</td><td>520</td><td>149</td><td>35%</td></tr> <tr><td>Tuzla</td><td>71</td><td>26</td><td>32%</td></tr> <tr><td>Karakol</td><td>22</td><td>16</td><td>23%</td></tr> <tr><td>Çanak kale</td><td>34</td><td>10</td><td>68%</td></tr> <tr><td>Sakarya</td><td>12</td><td>3</td><td>75%</td></tr> <tr><td>Total</td><td>6 373</td><td>1 736</td><td>48%</td></tr> </table>	Region	Units under constr.	Units on sale	Share of units sold	Famagusta	6 373	1 736	48%	Küçük Erenköy	2 585	668	37%	Geçitkale	2 477	631	32%	Yeni Boğaziçi	520	149	35%	Tuzla	71	26	32%	Karakol	22	16	23%	Çanak kale	34	10	68%	Sakarya	12	3	75%	Total	6 373	1 736	48%
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