

Kyrenia without Esentepe

Developers: **17** vs. last month

Residential complexes: **44** vs. last month

New complexes: **2** went on sale in 2024

Units on sale: **612** (+1 vs. last month) = **166** (-3 vs. last month) + **446** (+4 vs. last month)

Homes: **166** (-3 vs. last month)

Apartments: **446** (+4 vs. last month)

Total units under construction: **1 585** (-2 vs. last month)

2024: 43% 688
2025: 37% 587
2026: 2% 36
2027: 17% 279

Total sold units: **1 076** (+34 vs. last month)

Sales rate: **59%** over the last 6 months

Median price per object

Homes: **565K** (+3% vs. last month)

Apartments: **264K** (+0% vs. last month)

Number of units under construction by developers/complex

Developer	Number of units under construction	Maprex choice
Akacan	280	
Emtan Construction	252	
Ardem	241	
Atoll	155	
Nurel Group	138	
Omag Development	110	
Abodos Group	104	
Capiton Construction	76	
Rafael Construction	48	
Ozylcin Group	47	
Kavanlar Yapı	38	
Northerland	26	
Cheshire Construction	24	
Evergreen Developments	24	
Armador construction	14	
DND Homes	8	

New complexes: Recent sales launches

Solea, Vavilia Serenity

MAPREX Choice: The Hive

Offer

Number of units on sale by developers/complex

Developer	Number of units on sale
Akacan	126
Capiton Construction	86
Ardem	58
Atoll	54
Omag Development	49
Nurel Group	47
Abodos Group	38
Emtan Construction	29
Kavanlar Yapı	26
Ozylcin Group	19
Carrington Group	17
Rafael Construction	16
Evergreen Developments	11
Armador construction	10
Cheshire Construction	9
Northerland	9
DND Homes	8

Type: House 166 (27%), Apartment 446 (73%)

Floor: 01 15.7%, 02 6.9%, 03 4.6%, 04 2.2%

Bathrooms: 1 40%, 2 26%, 3 22%, 4 5%, 5 8%

Bedrooms: 2+1 41.5%, 3+1 21.7%, 4+1 11.8%, 1+1 19.6%

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

Units available for purchase by year of construction: 2024 (164), 2025 (207), 2026 (21), 2027 (130)

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

Price dynamics

Median price by developers/complex, GBP per object: 302K

Median price per unit, K GBP: Apartment (560K-565K), House (260K-264K)

Median price by gross covered area, GBP per unit: 164K-944K

Median price by number of bedrooms, per unit: 0.16M-1.63M

Median price per unit, K GBP

Year	Quarter	2024				2023																				
		Month	Price per unit	% change	prev. price	Month	Price per unit	% change	prev. price																	
Abodos Group	Aqualina	July	264K	+0%	264K	30.06.2024	264K	+0%	264K																	
		Akacan	Cruise	July	560K	+0%	560K	25.06.2024	560K	+0%	560K															
				June	450K	-10%	500K	25.06.2024	500K	-17%	600K															
				May	410K	+0%	410K	25.06.2024	410K	-11%	460K															
			Ardem	Ardem 11	July	240K		240K	25.06.2024	240K		240K														
					Ardem 12	July	220K	+0%	220K	25.06.2024	220K	+0%	220K													
						Avangart Plus	July	215K	+0%	215K	25.06.2024	215K	+0%	215K												
							Avangart Prime	July	170K	-6%	180K	25.06.2024	180K	+0%	180K											
								Green Hill	July	393K	+0%	393K	25.06.2024	393K	+0%	393K										
									Karmi Valley Homes	July	690K	+0%	690K	25.06.2024	690K	+0%	690K									
										Paradise Villas 2	July	430K	+0%	430K	25.06.2024	430K	+0%	430K								
											Vista Life	July	265K	+0%	265K	25.06.2024	265K	+0%	265K							
												Armador construction	Locus-Edremit	July	775K	+0%	775K	30.06.2024	775K	+0%	775K					
														Atoll	Alpino Island	July	515K	+0%	515K	25.06.2024	515K	+1%	510K			
																Atoll Rain Complex	July	140K	+0%	140K	25.06.2024	140K	+0%	140K		
Mountain Hill 2	July																145K	+0%	145K	25.06.2024	145K	+0%	145K			
	Olive Garden	July															650K	+0%	650K	25.06.2024	650K	+0%	650K			
		Olivia Court															July	218K	+0%	218K	25.06.2024	218K	+0%	218K		
																	Capiton Construction	Capiton Ozankoy Villas	July	749K	+0%	749K	25.06.2024	749K	+39%	539K
			CC Towers Gime	July															263K	-3%	270K	25.06.2024	270K	+3%	263K	
				Karaoglanoglu Villas	July														385K	+0%	385K	25.06.2024	385K	+4%	370K	
					La Plage	July													799K	+0%	799K	25.06.2024	799K	+18%	679K	
						Sunsetbay	July												210K	+5%	200K	25.06.2024	200K	-5%	210K	
							Carrington Group	Elite Residence											July	195K	+0%	195K	26.06.2024	195K	+0%	195K
									Cheshire Construction										Del Mar Premium Lapta	July	155K	+0%	155K	26.06.2024	155K	
										DND Homes																

Developers/Complexes

Developers/Complexes profiles

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
Abodos Group	01.11.2023	2025		182K	289K	25	2	104	38	37%	77	128	400	22 000
Akacan	01.04.2023	2027		210K	3000K	4	10	280	126	45%	60	564	900	1 100
Ardem	01.01.2023	2024		140K	825K	7	5	241	19	24%	60	354	1 188	5 971
Armador construction	2025	1500		178K	970K	14	2	14	10	71%	269	343	600	8 463
Atoll	01.01.2023	2025		110K	650K	34	3	155	54	35%	48	220	950	3 977
Capiton Construction	01.12.2022	2024	3680	159K	999K	73	9	252	86	34%	46	413	630	10 538
Carrington Group	01.01.2019	2022	3490	190K	220K	2	7	38	17	45%	75	145	1 200	1 200
DND Homes	01.08.2023	2025	1500	575K	625K	8	2	8	8	100%	405	405	750	3 000
Emtan Construction	01.04.2022	2027		200K	1625K	27	3	252	29	12%	60	725	1 750	24 250
Total			3326	85K	3000K	476		1 823	612	34%	46	892	1 056	10 141

Sales

Total units under construction: **1 585**

Share of units sold: **59%**

Sales by complexes: **1 076** Sold, **612** Available

Complex	Sold	Available	N/A	Reserved
Spectra	131	26		162
CC Towers Gime	93	52		148
Akacan Shopping Mall & Residence	104			117
Aqualina	54	12	38	104
Premium	85	19		104
Avangart Prime	50	25	24	99
Olive Hill	87			90
Phoenix Towers	43	27		74
Cruise	56			59
Sunsetbay	27	24		57%
Olivia Court	45	8		53
Melis	37			50
Da Vinci Mountainside	26	16		48
Kasgar Residence	41			44
Mountain Hill 2	20	21		41
Avangart Plus	19	18		40
Elite Residence	21	17		38
Kavan city2	26			38
Green Hill	30			35

Map

Location of units on sale by developers

Region: Kyrenia

Region	Units under constr.	Sold units	Share of units sold
Kyrenia	1 585	52	59%
Alsancak	236	56	73%
Arapköy	6	6	0%
Bahçeli	79	35	49%
Bellapais	8	8	0%
Catalkoy	63	18	71%
Edremit	23	6	65%
Gime Merkez	547	199	37%
Karaaç	48	16	4%
Karaoglanoglu	78	30	13%
Karmi	28	5	82%
Karsyaka	116	46	47%
Lapta	300	68	72%
Ozankoy	53	29	38%
Total	1 585	522	59%