

Kyrenia

Developers 24	Residential complexes 76	New complexes 4 <small>went on sale in 2024</small>	Units on sale 1 626 +38 <small>vs. last month</small>	Homes 213 +2 <small>vs. last month</small>	Apartments 1 413 +36 <small>vs. last month</small>
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Total units under construction 5 088 +110 <small>vs. last month</small>	Total sold units 2 667 +27 <small>vs. last month</small>	Sales rate 48% <small>over the last 6 months</small>
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Median price per object Homes 550K +0% <small>vs. last month</small>	Apartments 245K -4% <small>vs. last month</small>
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Number of units under construction by developers/complex

Developer	Number of units under construction	Maprex choice
Northernland	1 032	
The Cove-Baştaşlar	740	
Cyprus Constructions	592	
Ardem	330	
Omağ Development	290	
Akacan	280	
Emtan Construction	252	
Kayim Development Group	206	
Afik	165	
Atoll	155	
Evergreen Developments	152	
Carrington Group	147	
Nurel Group	138	
Abodos Group	104	
Fenercioglu	102	
Akol	96	

New complexes

Recent sales launches

- Esentepe Exclusive
- Esentepe Hills
- Solea
- Vavilia Serenity

MAPREX Choice

- Casa del Mare - 3 Etap
- Heaven's Hill Village II
- Olive Trees Village
- Sunny Hill
- The Hive

Offer

Number of units on sale by developers/complex

Developer	Number of units on sale
The Cove-Baştaşlar Construction	299
Northernland	250
Akacan	127
Ardem	109
Carrington Group	99
Omağ Development	92
Capiton Construction	88
Fenercioglu	65
Kayim Development Group	65
Cyprus Constructions	63
Atoll	54
Nurel Group	48
Afik	46
Abodos Group	35
Akol	32
Emtan Construction	27
Kavanlar Yapi	27

Type

House Villa	152 (9%)
Apartment L.	423 (26%)
Apartment...	964 (59%)

Floor

01	33.3%
02	2.6%
03	0.5%
04	0.5%
05	1.9%

Bathrooms

1	43%
2	37%
3	13%
4	7%

Bedrooms

1+1	37.0%
2+1	29.8%
0-St.	13.5%
3+1	13.2%
4+1	7.5%

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

Units available for purchase by year of construction

2024	220
2025	378
2026	529
2027	392

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

1.0-100	143
101-200	260
201-300	427
301-400	300
401-500	137
501-600	137
601-700	18
701-800	15
801-900	18
901-1000	18

Price dynamics

Median price by developers/complex, GBP per object

Complex	Price per object
Casa Del Mare	1 430K
Bellapais Villas	1 425K
Sueno Villas	1 065K
Catalokoy Villas	934K
La Plage	799K
Locus-Edremit	775K
Solea	755K
Karmi Valley Ho...	690K
Olive Garden	650K
Mykonos Homes	650K
The Hive	638K
Akacan Shopping...	580K
Capiton Ozankö...	539K

Median price per unit, K GBP

Month	Apartment	House
January	231K	510K
February	235K	540K
March	235K	530K
April	247K	550K
May	258K	544K
June	254K	550K
July	256K	550K
August	245K	550K

Median price by gross covered area, GBP per unit

Area (sq. m)	Price per unit
1.0-50	158K
51-75	193K
76-100	220K
101-150	321K
151-200	415K
201-300	544K
301-400	690K
401-500	1 150K
501-600	944K

Median price by number of bedrooms, per unit

Bedrooms	Price per unit
0-50m	0.16M
1+1	0.89M
2+1	1.3M
3+1	1.6M
3+2	1.6M
4+1	1.6M
4+2	1.6M
5+1	1.6M
5+2	1.6M
6+1	1.6M
6+2	1.6M

Median price per unit, K GBP

Year	Quarter	Month	Developer	Q3 2024				Q2 2024				Q1 2024						
				Aug	% change	prev.pri	prev.date	July	% change	prev.pri	prev.date	June	% change	prev.pri	prev.date	May	% change	prev.pri
Abodos Group			Aqualina	264K	+0%	264K	30.07.2024	264K	+0%	264K	30.06.2024	264K	+0%	264K	30.05.2024	264K		
Afik			Caesar Cliff	240K	+0%	240K	24.07.2024	240K	+0%	240K	24.06.2024	240K	+0%	240K	20.05.2024	240K	+0%	240K
Afik			Caesar Cliff 2	168K	+0%	168K	24.07.2024	168K	+0%	168K	24.06.2024	168K	+0%	168K	20.05.2024	168K	+0%	168K
Akacan			Akacan Shopping Mall & Residence	560K	+0%	560K	25.07.2024	560K	+0%	560K	25.06.2024	560K	+0%	560K	21.05.2024	560K	+0%	560K
Akacan			Cruise	450K	+0%	450K	25.07.2024	450K	-10%	500K	25.06.2024	500K	-17%	600K	21.05.2024	600K	+3%	580K
Akacan			Premium	410K	+0%	410K	25.07.2024	410K	+0%	410K	25.06.2024	410K	-11%	460K	21.05.2024	460K	+0%	460K
Akol			Esentepe Exclusive	245K	+0%	245K	25.07.2024	245K	-62%	645K	25.06.2024	645K	+0%	645K	21.05.2024	645K	+0%	645K
Ardem			Ardem 11							240K	25.06.2024	240K		240K	22.05.2024	240K		240K
Ardem			Ardem 12	220K	+0%	220K	25.07.2024	220K	+0%	220K	25.06.2024	220K	+0%	220K	22.05.2024	220K	+22%	180K
Avangart Plus			Avangart Plus	215K	+0%	215K	25.07.2024	215K	+0%	215K	25.06.2024	215K	+0%	215K	22.05.2024	215K	+0%	215K
Avangart Prime			Avangart Prime	150K	-12%	170K	25.07.2024	170K	-6%	180K	25.06.2024	180K	+0%	180K	22.05.2024	180K	+3%	170K
Aventurine			Aventurine	260K	+0%	260K	25.07.2024	260K	+0%	260K	25.06.2024	260K	+0%	260K	22.05.2024	260K	+0%	260K
Green Hill			Green Hill	393K	+0%	393K	25.07.2024	393K	+0%	393K	25.06.2024	393K	+0%	393K	22.05.2024	393K	-2%	400K
Karmi Valley Homes			Karmi Valley Homes	690K	+0%	690K	25.07.2024	690K	+0%	690K	25.06.2024	690K	+0%	690K	22.05.2024	690K	+0%	690K
Paradise Villas 2			Paradise Villas 2	430K	+0%	430K	25.07.2024	430K	+0%	430K	25.06.2024	430K	+0%	430K	22.05.2024	430K	+0%	430K
Vista Life			Vista Life	265K	+0%	265K	25.07.2024	265K	+0%	265K	25.06.2024	265K	+0%	265K	22.05.2024	265K	+0%	265K
Armador construction			Locus-Edremit	775K	+0%	775K	30.07.2024	775K	+0%	775K	30.06.2024	775K	+0%	775K	30.05.2024	775K	+0%	775K
Atoll			Alpino Island	515K	+0%	515K	25.07.2024	515K	+0%	515K	25.06.2024	515K	+1%	510K	22.05.2024	510K	+0%	510K
Atoll			Atoll Rain Complex	140K	+0%	140K	25.07.2024	140K	+0%	140K	25.06.2024	140K	+0%	140K	22.05.2024	140K	+0%	140K
Atoll			Mountain Hill 2	145K	+0%	145K	25.07.2024	145K	+0%	145K	25.06.2024	145K	+0%	145K	22.05.2024	145K	+0%	145K
Olive Garden			Olive Garden	650K	+0%	650K	25.07.2024	650K	+0%	650K	25.06.2024	650K	+0%	650K	22.05.2024	650K	+0%	650K
Olivia Court			Olivia Court	218K	+0%	218K	25.07.2024	218K	+0%	218K	25.06.2024	218K	+0%	218K	22.05.2024	218K	+0%	218K
Capiton Construction			Capiton Ozankoy Villas	539K	-28%	749K	25.07.2024	749K	+0%	749K	25.06.2024	749K	+39%	539K	22.05.2024	539K	+0%	539K
CC Towers Gine			CC Towers Gine	263K	+0%	263K	25.07.2024	263K	-3%	270K	25.06.2024	270K	+3%	263K	22.05.2024	263K	-3%	270K
Karaoglanoglu Villas			Karaoglanoglu Villas	385K	+0%	385K	25.07.2024	385K	+0%	385K	25.06.2024	385K	+4%	370K	22.05.2024	370K	+0%	370K
La Plage			La Plage	799K	+0%	799K	25.07.2024	799K	+0%	799K	25.06.2024	799K	+18%	679K	22.05.2024	679K	+0%	679K

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	35	34%	77	128	400	22 000
Aqualina	01.11.2023	2025		182K	289K	25	2	104	35	34%	77	128	400	22 000
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
Akacan	01.04.2023	2027		230K	3000K	4	10	280	127	45%	60	564	900	1 100
Akacan Shopping Mall & Residence	01.12.2023	2024		460K	1150K	1	9	117	104	89%	101	274	1 300	1 900
Cruise	01.04.2023	2024		450K	500K	1	8	59	3	5%	63	258	100	600
Premium	01.11.2022	2024		230K	3000K	2	10	104	20	19%	60	564	1 300	800
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	01.01.2023	2026		130K	825K	80	5	330	109	33%	52	350	1 078	9 752
Ardem 11	01.12.2022	2025												963
Ardem 12	01.12.2022	2025		220K	220K	1	4	10	1	10%	73	130	300	500
Avangart Plus	01.01.2023	2025		180K	375K	3	4	40	19	48%	85	170	1 200	2 800
Avangart Prime	01.05.2023	2025		145K	370K	3	5	100	24	24%	60	125	1 100	8 000
Aventurine	01.08.2023	2026		130K	395K	10	2	88	50	57%	52	169	200	40 000
Green Hill	01.09.2023	2025		325K	460K	18	2	35	2	5%	60	259	1 600	7 500
Karmi Valley Homes	01.04.2021	2024		520K	825K	28	3	28	5	18%	175	350	2 600	20 148
Paradise Villas 2	01.09.2022	2025		430K	440K	13	2	13	4	31%	155	199	1 200	4 859
Vista Life	01.10.2022	2024		225K	285K	4	2	16	4	25%	130	264	1 200	3 000
Armador construction	01.01.2023	2025	1500	178K	970K	14	2	14	10	71%	269	343	600	8 463
Locus-Edremit	01.01.2023	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
Alpino Island	01.01.2023	2025		490K	550K	14	2	17	10	59%	176	193	400	6 500
Atoll Rain Complex	01.06.2023	2025		140K	190K	5	2	29	13	45%	53	115	1 300	4 000
Mountain Hill 2	01.03.2023	2025		110K	220K	5	3	41	21	51%	49	131	2 300	2 50