

Developers 2 **Residential complexes** 5 **New complexes** 3 **Units on sale** 1 128 **Homes** 1 128 **Apartments** 1 128
 vs. last month vs. last month vs. last month vs. last month vs. last month vs. last month

Total units under construction 2 086 vs. last month
 2025: 42% 620
 2026: 24% 596
 2027: 35% 870

Total sold units 327 vs. last month
 over the last 6 months: 60, 170, 72, 16, 10

Sales rate 24% over the last 6 months
 83%, 82%, 57%, 22%, 23%, 24%

Median price per object
Homes 0K vs. last month 0K min max 0K
Apartments 110K vs. last month +1% 60K min max 345K

Number of units under construction by developers/complex
Developer **Number of units under construction**
 MMT: Hollywood (706), Manhattan (328), Los Angeles (268)
 Evergreen Developments: Aphrodite Wellness (620), Aphrodite aqua (164)

New complexes Recent sales launches: Hollywood, Los Angeles, Manhattan
MAPREX Choice

Offer

Number of units on sale by developers/complex
Developer **Number of units on sale**
 MMT: Hollywood (629), Los Angeles (221), Manhattan (114)
 Evergreen Developments: Aphrodite Wellness (158), Aphrodite Aqua (6)

Type Apartment 1 128 (10...)
Floor 0-Studio (60.0%), 1+1 (36.3%), 2+1 (0.7%)

Bathrooms
Bedrooms 0-Studio (60.0%), 1+1 (36.3%), 2+1 (0.7%)

The number of residential real estate listings based on their cost, K GBP
 1. 0-100K, 2. 101-200K, 3. 201-300K, 4. 301-400K

Units available for purchase by year of construction
 2025: 14% 158, 2026: 30% 335, 2027: 56% 635

The number of units on sale based on their gross covered area, sq. m
 1. 0-50 (46% 520), 2. 51-75 (44% 494), 3. 76-100 (6% 70), 4. 101-150 (4% 43), 5. 151-200 (0% 1)

Price dynamics Price per unit Price per sq. m

Median price by developers/complex, K GBP per unit
 Aphrodite Well... (133K), Manhattan (123K), Hollywood (104K), Aphrodite Aqua (99K), Los Angeles (94K)

Median price per unit, K GBP
 Apartment: 116.5K (Dec 2023), 117.1K (Jan 2024), 116.2K (Feb 2024), 107.0K (Mar 2024), 108.9K (Apr 2024), 110.0K (May 2024)

Median price by gross covered area, GBP per unit
 1. 0-50 (94K), 2. 51-75 (121K), 3. 76-100 (146K), 4. 101-150 (231K), 5. 151-200 (275K)

Median price by number of bedrooms, per unit
 0-Studio (0.09M), 1+1 (0.16M), 2+1 (0.22M)

Median price per unit, K GBP

Year	Quarter	Month	Developer	2024 Q2 May Price per unit	% change	prev. price	prev. date	April Price per unit	% change	prev. price	prev. date	Q1 March Price per unit	% change	prev. price	prev. date	February Price per unit	% change	prev. price		
Evergreen Developments	Aphrodite Aqua	11.11.2023	Aphrodite Wellness	96K	-2%	99K	26.04.2024	99K	+9%	91K	29.03.2024	91K	+2%	89K	27.02.2024	89K	+2%	88K		
				133K	-0%	133K	26.04.2024	133K	+11%	120K	29.03.2024	120K	+0%	120K	27.02.2024	120K	-0%	120K		
				104K	+0%	104K	27.04.2024	104K	+2%	102K	31.03.2024	102K								
				94K	+0%	94K	27.04.2024	94K	+0%	94K	30.03.2024	94K								
				123K	+2%	121K	27.04.2024	121K	-1%	121K	24.03.2024	121K	+8%	112K	28.02.2024	112K				
MMT	Hollywood	01.05.2024	Los Angeles	104K	+0%	104K	27.04.2024	104K	+2%	102K	31.03.2024	102K								
				94K	+0%	94K	27.04.2024	94K	+0%	94K	30.03.2024	94K								
				123K	+2%	121K	27.04.2024	121K	-1%	121K	24.03.2024	121K	+8%	112K	28.02.2024	112K				

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
Evergreen Developments	01.03.2023	2027		78K	345K	7	14	784	164	21%	34	452	325	
Aphrodite Aqua	01.03.2023	2027		78K	130K	1	14	164	6	4%	34	96	500	
Aphrodite Wellness	01.11.2023	2025		80K	345K	6	13	620	158	25%	35	452	150	
MMT	01.01.2024	2027	3000	60K	275K	5	18	1 302	964	74%	26	160	517	11 600
Hollywood	01.05.2024	2027	3000	64K	232K	3	16	706	629	89%	39	134	1 000	20 000
Los Angeles	01.02.2024	2026	3000	60K	275K	1	16	268	221	82%	50	160	500	6 800
Manhattan	01.01.2024	2026	3000	85K	260K	1	18	328	114	35%	26	90	50	8 000
Total			3000	60K	345K	12		2 086	1 128	54%	26	452	440	11 600

Infrastructure, by number and share of complexes
 24/7 reception (99%), Aqua park (99%), Automatic Entrance Gate (100%), Bar (99%), BBQ area (99%), Beauty salon (100%), Café (100%), Central generator (99%), Central heating System (100%), Central satellite (100%), Closed territory (100%), Commercial property (100%), Exchange Office (100%), Fitness center (98%), Hamam (98%), Health center (98%), Indoor pool (98%), Kid's play room (99%), Kid's playground (98%), Kid's pool (100%), Laundry (99%), Lobby (100%), Lounge (100%), Maintenance office (100%), Massage rooms (100%), Open pool (97%), Outdoor treadmill (100%), Parking (98%)

Interior, by number and share of complexes
 60/120cm high quality floor tiles (100%), Air Conditioner (99%), Artificial stone kitchen counter... (100%), Automatic sprinkler fire detector (100%), Ceiling height (100%), Ceramic flooring (97%), Contemporary entrance door (100%), Double glazed windows (97%), Fitted wardrobes in each bedr... (98%), Granite kitchen cabinets (100%), High level kitchen cabinets (100%), High quality furniture in bathr... (100%), High quality internal doors (100%), High quality taps and showers (100%), Kitchen cabinets up to the ceili... (100%), Laminate flooring in the bedro... (97%), Natural marble or travertine w... (100%), Spot lighting (100%), Steel ladder with wood step (100%), Toilet integrated in the walls (100%), Underfloor heating (100%), Underfloor heating in bathroo... (100%), Ventilation in bathrooms (99%)

Distance to sea, meters 440
Land area, sq. m 12K

Exterior, by number and share of complexes
 Aluminium pergola with wood ... (100%), Bar and storage cabinets on the... (100%), BBQ place on the roof (100%), Beach and beach facilities (100%), Electrical sockets Lights on the ... (100%), Energy saving bricks (100%), Glass fence balcony (99%), Heat & sound insulation (100%), Jacuzzi (99%), Kitchen sink on the roof (100%), Landscape design (99%), Private Garden (99%), Private pool (100%), Shower on the roof terrace (100%), Spacious balcony (99%), Terracing with inbuilt lighting &... (99%)

Sales

Total units under construction 2 086
Share of units sold 24%

Units sale by period
 December 2023: 60, January: -1, February: 170, March: 72, April: 16, May: 10

Units status by period
 Status: Available (N/A), Reserved, Sold, % of sold units
 December 2023: 445 (Reserved), 784 (Available), 444 (Sold)
 January 2024: 310 (Reserved), 1 112 (Available), 629 (Sold)
 February 2024: 22% (Reserved), 2 086 (Available), 23% (Sold)
 March 2024: 20% (Reserved), 2 086 (Available), 24% (Sold)
 April 2024: 1 154 (Available), 767 (Sold)
 May 2024: 1 128 (Available), 779 (Sold)

Sales by complexes
 Hollywood: 706 (629 Available, 77 Reserved)
 Aphrodite Wellness: 620 (400 Available, 48 Reserved, 158 Sold)
 Manhattan: 328 (203 Available, 114 Reserved)
 Los Angeles: 268 (221 Available, 47 Reserved)
 Aphrodite aqua: 164 (117 Available, 47 Reserved)

Map

Location of units on sale by developers
 Developer: Evergreen Developments, MMT
 Region: Lefke, Gaziveren, Total: 1 128