





NEXEN PROPERTIES PRESENTS

# BUYER'S GUIDE

**NORTH CYPRUS** 

2024 - 2025



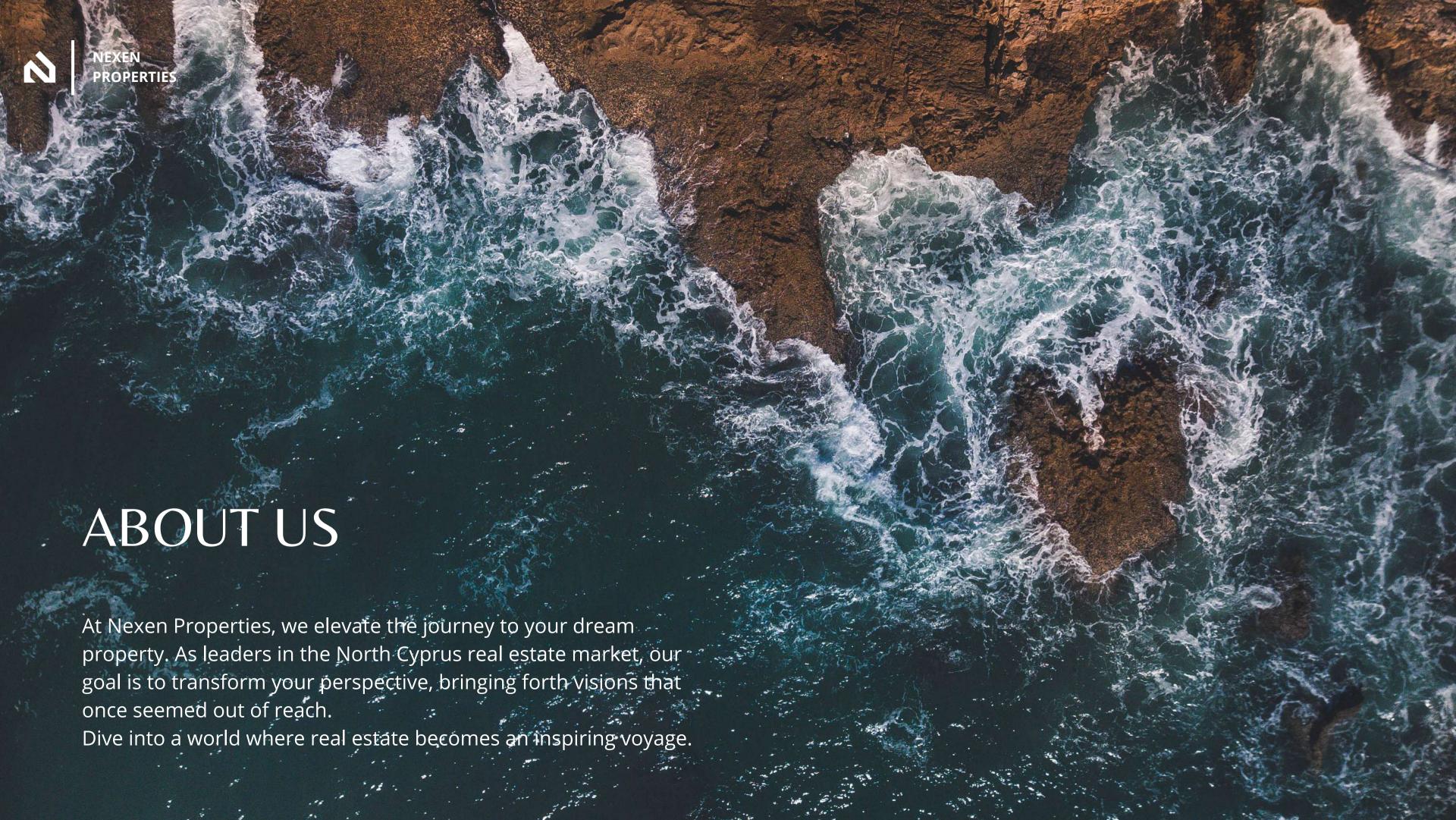






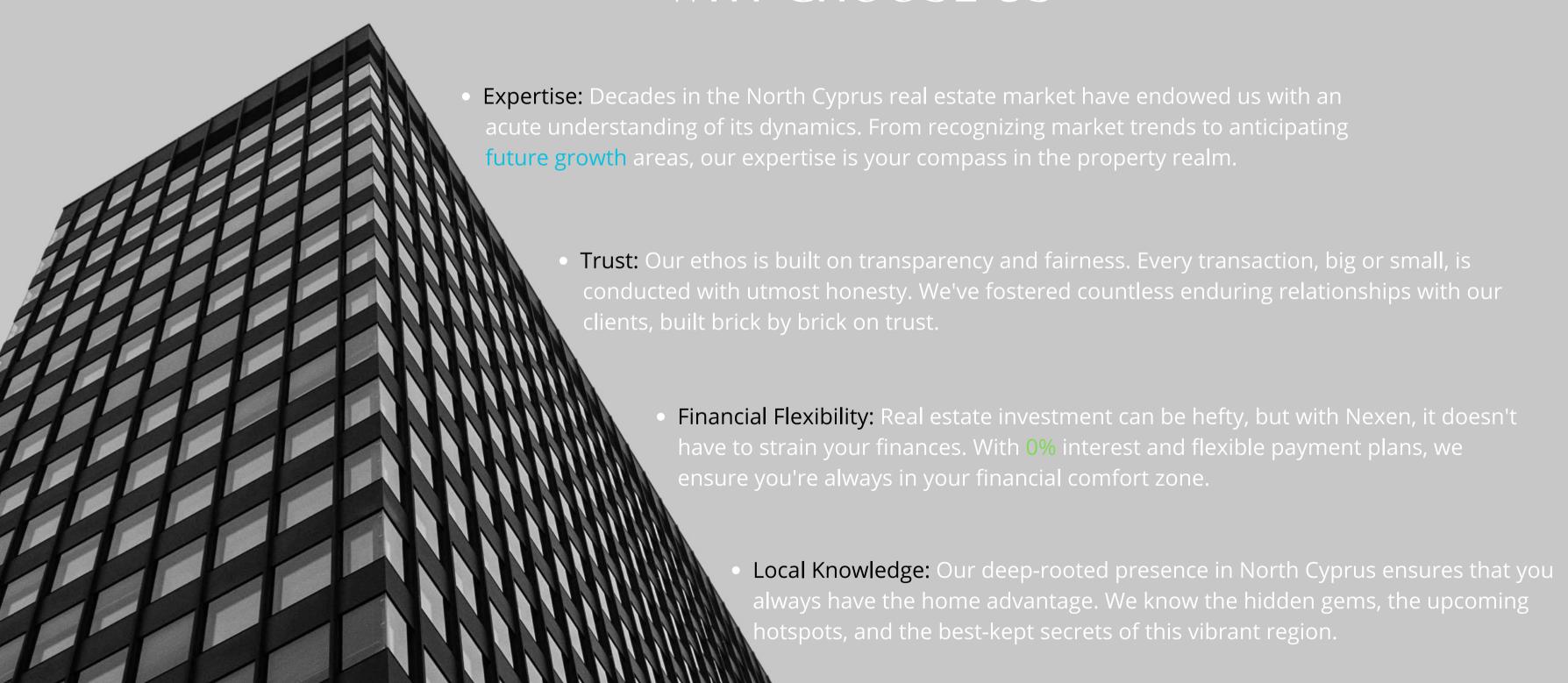








### WHY CHOOSE US





## WHY NORTH CYPRUS?

- Olimate: The Mediterranean allure of North Cyprus is hard to resist. Imagine soaking up the sun on balmy beaches, enjoying alfresco dinners in spring, or taking leisurely walks in the mild winters. It's not just a property; it's a lifestyle.
- Oculture & Lifestyle: Merging historical grandeur with modern vibrancy, North Cyprus is a mosaic of cultures. Witness the remnants of ancient civilizations, indulge in local delicacies, or participate in lively festivals. Every corner has a story, every street a celebration.
- Education: North Cyprus boasts a plethora of top-tier educational institutions. From kindergartens to postgraduate programs, many institutions here are affiliated with renowned international universities, making it a melting pot of diverse educational opportunities.
- Medical Treatment: North Cyprus boasts world-class medical facilities specializing in fertility treatments, attracting individuals from around the globe seeking expert care and innovative solutions for sterility issues. With its advanced technology and compassionate healthcare professionals, North Cyprus offers hope and support to those embarking on the journey towards parenthood.







# INVESTMENT OPPORTUNITIES & YIELDS

#### **North Cyprus Yields**

The property market in North Cyprus has witnessed consistent growth.

Depending on the locale and the type of property, investors can expect varying returns. Coastal properties, for instance, are always in demand, offering higher yields, while serene inland properties offer moderate returns but unparalleled tranquillity.

For instance, the annual appreciation rate for properties in North Cyprus averages 6%. Kyrenia, with its luxury segment, has shown an 8% spike over the last year alone.







#### THINGS TO KNOW BEFORE BUYING

#### **Legalities:**

North Cyprus's property laws have nuances. Ensure due diligence, ascertain land titles, and always have legal representation.

#### **ROI Potential:**

Consider the property's potential for appreciation. Factors like future infrastructure projects can greatly influence this.

#### THINGS TO KNOW BEFORE BUYING

#### **Customization:**

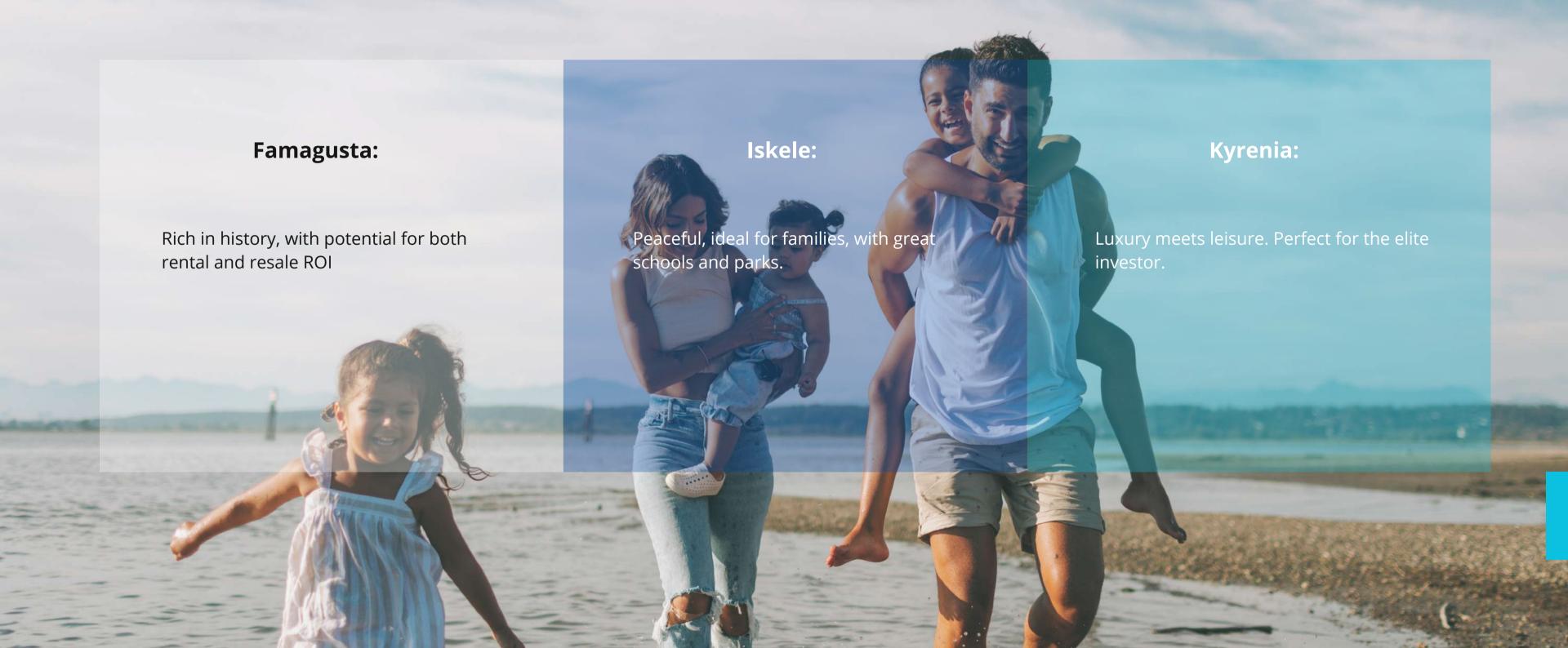
Many developers offer customization options for under-construction properties. It's a chance to shape your home to your own taste.

#### **Community and Amenities:**

A property isn't just about bricks and mortar. The quality of the community and available amenities play a crucial role in determining your living experience.



# COMMUNITY OVERVIEWS









North Cyprus is a seasonal sanctuary for flamingos, where these majestic birds flock to its wetlands, adding a vibrant touch to the island's diverse wildlife.



In North Cyprus, donkeys roam freely, embodying the island's rustic charm and serving as beloved symbols of its rich cultural heritage, especially in the area of Karpaz where they can often be seen grazing peacefully.



North Cyprus is renowned for its picturesque landscapes and delicious cuisine, with its locally produced Halloumi cheese being a celebrated delicacy enjoyed by locals and visitors alike.



North Cyprus boasts a rich tradition of olive cultivation, producing high-quality olives and olive oil celebrated for their distinctive flavor and nutritional benefits.



North Cyprus is renowned for its picturesque coastline, adorned with pristine beaches offering crystal-clear waters and golden sands, perfect for relaxation and water activities.



North Cyprus offers avid golfers a peaceful retreat, with world-class golf courses nestled amidst stunning landscapes, blending leisure and luxury seamlessly.



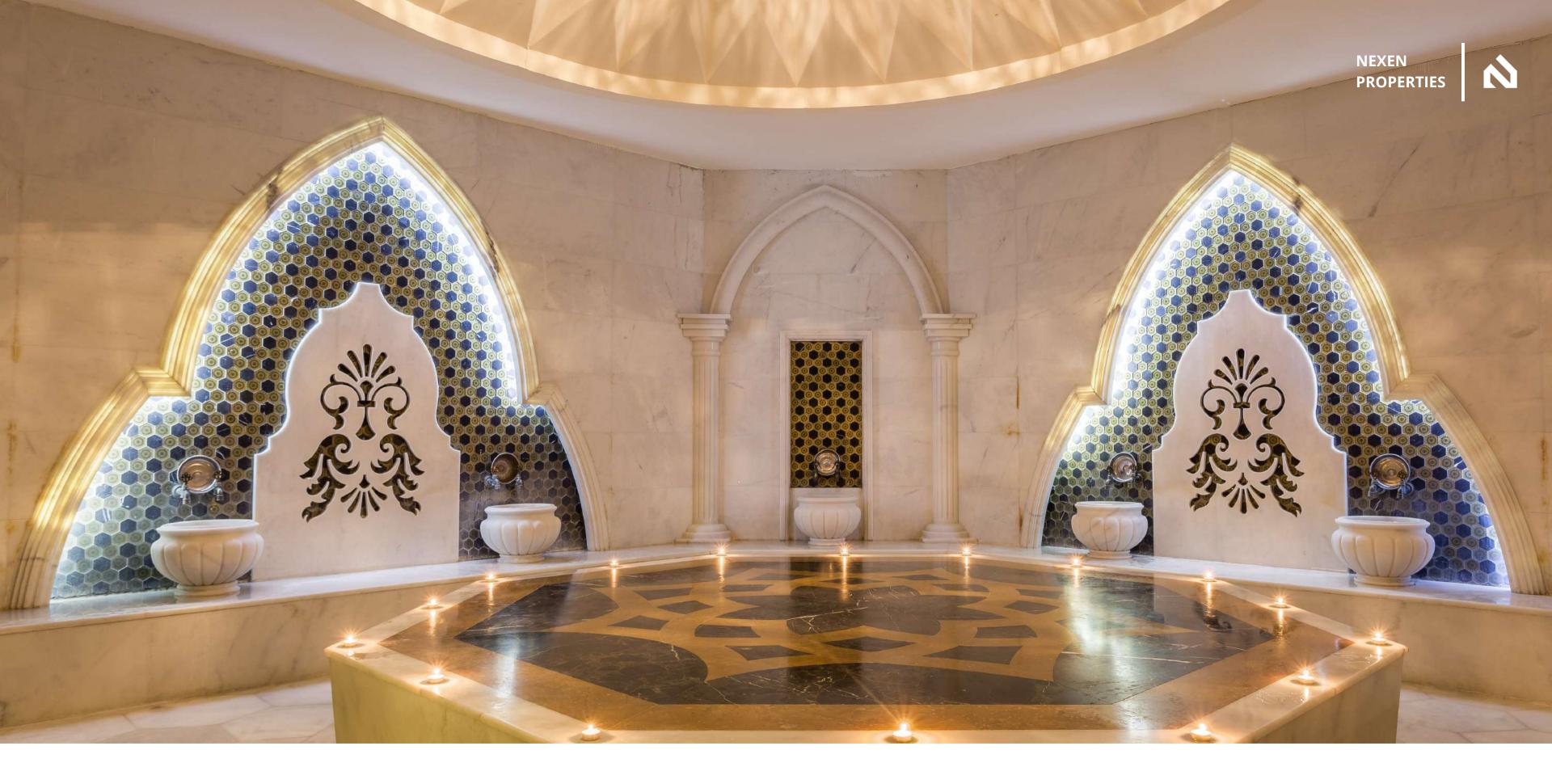
North Cyprus boasts a diverse and welcoming community, where locals and expatriates alike create a vibrant tapestry of cultures, enriching the island's social fabric.



North Cyprus provides a growing hub for education, with its universities offering diverse academic programs, attracting students from around the world to its modern campuses nestled in a culturally rich environment.



North Cyprus is steeped in a rich history, characterized by centuries of cultural exchanges, conflicts, and transitions, shaping its unique identity and heritage.



North Cyprus offers an authentic Turkish Hammam experience, where visitors can indulge in centuries-old traditions of relaxation and rejuvenation in luxurious settings.





# FAQS

Q: Are there restrictions on property size for foreign nationals?

A: Yes, foreign nationals can own property up to 1 donum (approximately 1,338 sq.m).

Q: Is property insurance mandatory?

A: While not obligatory, it's highly recommended.

Q: What's the typical down payment?

A: Generally, a 25% - 30% down payment is required. However, we offer tailored solutions for different budgets.

Q: Can I resell my property to another foreign national?

A: Yes, but they too must adhere to the one-property rule.

Q: How do you ensure the quality of the properties you list?

A: We thoroughly inspect and evaluate each property to ensure that it meets our strict quality standards. Our commitment to integrity means that we provide honest, accurate information about each listing.

Q: Can I schedule a viewing for a property?

A: Certainly! Viewings can be scheduled directly with our agents, or you can request ar appointment through our website. We accommodate both virtual and in-person view to suityour preferences.













### INTERACTIVE MAPS

Our GIS-powered maps offer insights like property price trends, nearby amenities, and more, ensuring you always make informed choices.

### GLOSSARY

- Title Deed (Kocan): Proof of property ownership.
- Opnum: A local land measurement (1 Donum = 1,338 sq.m).
- Stamp Duty: A one-time tax payable upon property transfer.

## CONTACT

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# ARCHITECTURE IS A VISUAL ART, AND THE BUILDINGS SPEAK FOR THEMSELVES. Julia Morgan

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