



**NEXEN PROPERTIES**

Quality Trust Innovation



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# QUALITY

At Nexen, we pride ourselves on delivering unparalleled quality of service, ensuring every client receives expert guidance and support throughout their real estate journey.





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# TRUST

Trust is the cornerstone of our relationships with clients, built on transparent communication, integrity, and a commitment to exceeding expectations.



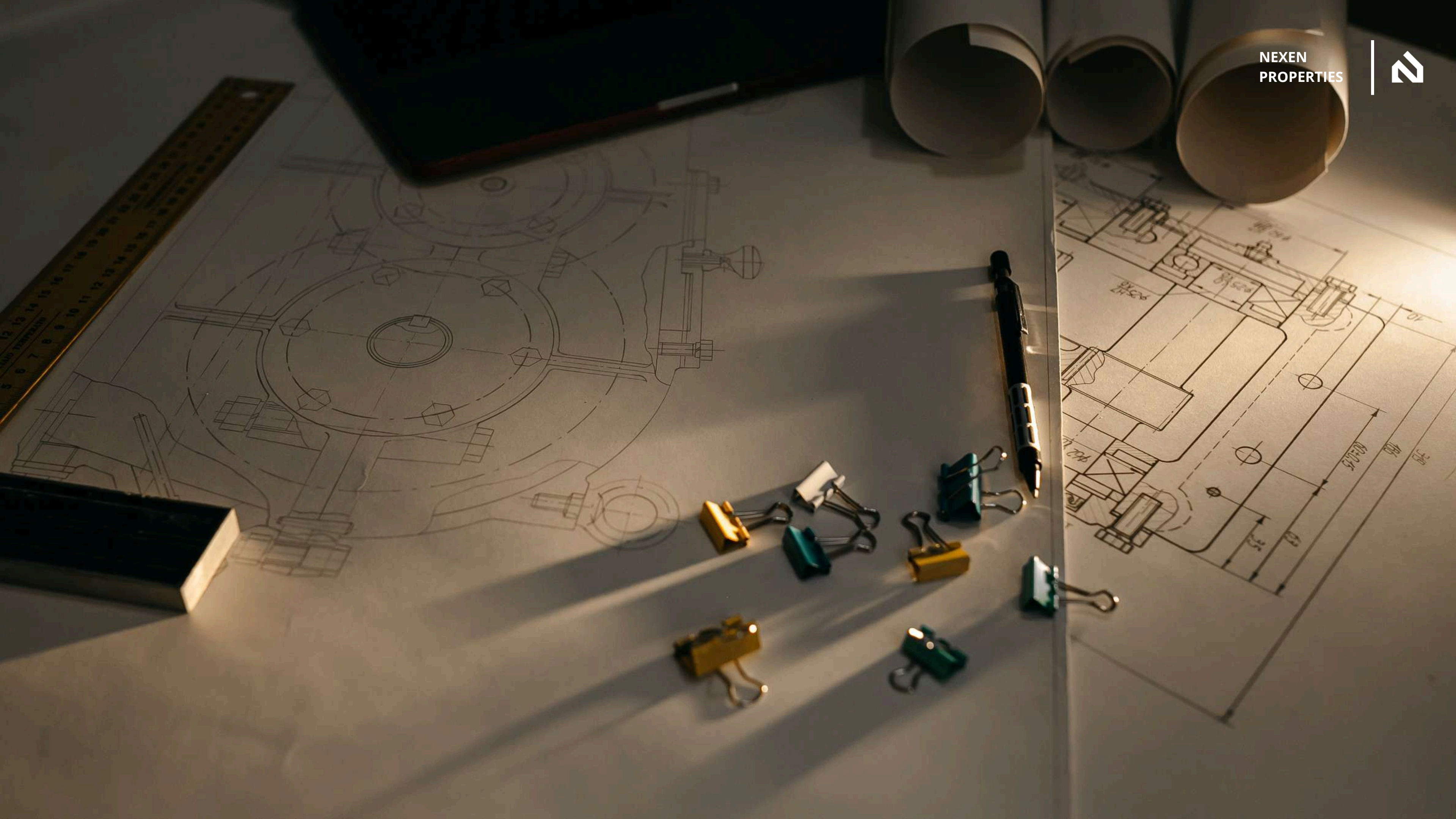




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# INNOVATION

We embrace innovation as a driving force, constantly seeking cutting-edge solutions and technologies to redefine the real estate experience for our clients.





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NEXEN PROPERTIES PRESENTS

# BUYER'S GUIDE

NORTH CYPRUS

— 2024 - 2025 —







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# TABLE OF CONTENT

- ABOUT US
- OUR MISSION
- OUR VISION
- WHY CHOOSE US
- WHY NORTH CYPRUS
- INVESTMENT OPPORTUNITIES & YIELDS
- PROPERTY ACQUISITION
- PROPERTY MANAGEMENT
- THINGS TO KNOW BEFORE BUYING

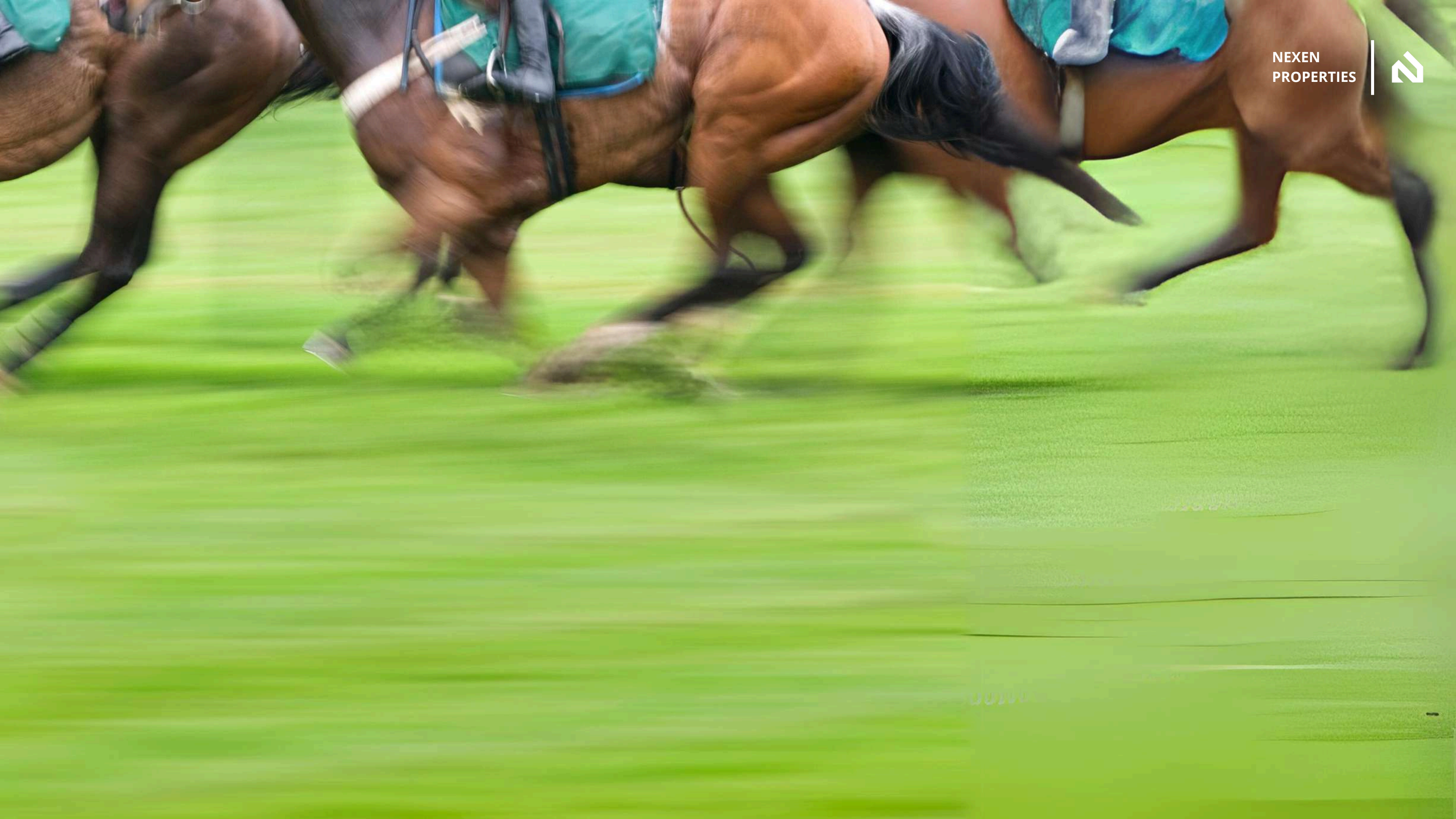


- MARKET TREND
- LEGAL AND DOCUMENTATION
- POST-PURCHASE SUPPORT
- COMMUNITY OVERVIEW
- NEXEN GALLERY
- FAQs
- INTERACTIVE MAPS
- GLOSSARY
- CONTACT



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# ABOUT US

At Nexen Properties, we elevate the journey to your dream property. As leaders in the North Cyprus real estate market, our goal is to transform your perspective, bringing forth visions that once seemed out of reach.

Dive into a world where real estate becomes an inspiring voyage.





# OUR MISSION

Nexen Properties is more than a real estate agency; it's a beacon for those seeking to realize their property aspirations. By fusing top-notch customer service with industry expertise, we craft enriching real estate encounters. Our drive? Dedication, innovation, and integrity.



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# OUR VISION

Picture a world where every heart finds its home. Nexen Properties aims to guide individuals in their quest for a haven where memories are woven. Anchored by excellence and transparency, we continually reinvent real estate standards, nurturing lasting bonds along our ascent.





# WHY CHOOSE US

- **Expertise:** Decades in the North Cyprus real estate market have endowed us with an acute understanding of its dynamics. From recognizing market trends to anticipating **future growth** areas, our expertise is your compass in the property realm.
- **Trust:** Our ethos is built on transparency and fairness. Every transaction, big or small, is conducted with utmost honesty. We've fostered countless enduring relationships with our clients, built brick by brick on trust.
- **Financial Flexibility:** Real estate investment can be hefty, but with Nexen, it doesn't have to strain your finances. With **0%** interest and flexible payment plans, we ensure you're always in your financial comfort zone.
- **Local Knowledge:** Our deep-rooted presence in North Cyprus ensures that you always have the home advantage. We know the hidden gems, the upcoming hotspots, and the best-kept secrets of this vibrant region.



# WHY NORTH CYPRUS?

- **Climate:** 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.
- **Culture & 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

A large blue '6%' is centered within a hand-drawn orange oval.

## 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 tranquility.

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.

A large blue '8%' is centered within a hand-drawn orange oval. A green arrow points upwards from the right side of the oval.



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# PROPERTY ACQUISITION PROCESS

Nexen has streamlined the property acquisition process, ensuring that every phase, from site visits to paperwork, is a breeze. Our multilingual team liaises with local authorities, handles documentation, and ensures that every acquisition adheres to the legalities of North Cyprus.





## PROPERTY MANAGEMENT

Whether you're a local or an overseas property owner, our all-inclusive property management services are designed to give you peace of mind. From rent collections, dealing with tenant queries, to providing periodic property status reports, Nexen ensures your investment is always in top shape and yielding optimal returns.



# 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.



## Market Trends

2023 has seen a surge in foreign investments, with British, German, Persians and Russian investors leading the charts. The median property price in Famagusta now stands at \$250,000, up from \$120,000 in 2020.

## Legal and Documentation

From title checks to final registration, our legal team ensures smooth sailing. Plus, our in-house documentation checklist ensures you're always in the right loop.

## Post-purchase Support

Interior Design? Moving services? Count on us. With a bouquet of post-purchase services, we ensure your move-in is hassle-free.



# COMMUNITY OVERVIEWS

## Famagusta:

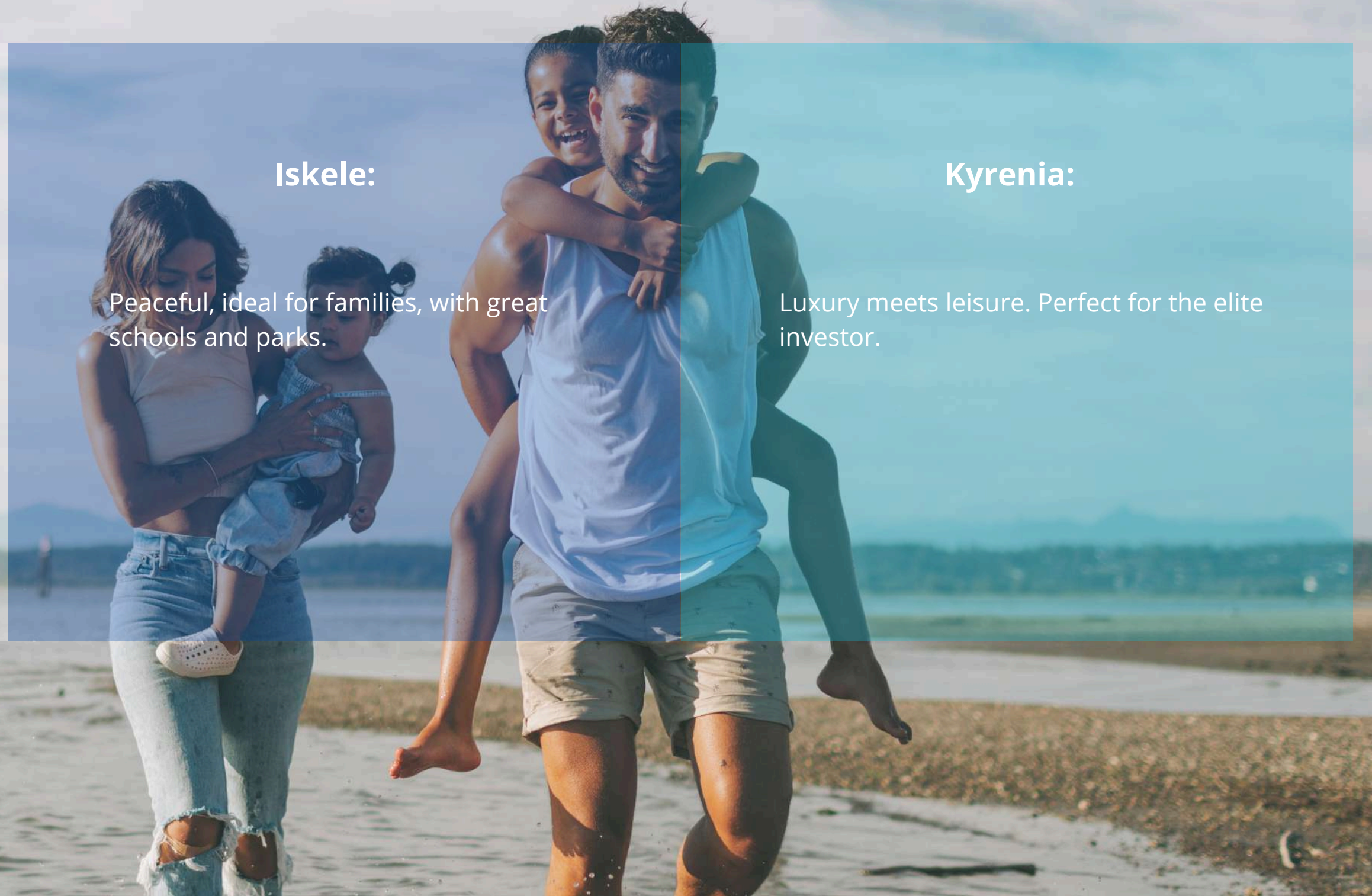
Rich in history, with potential for both rental and resale ROI

## Iskele:

Peaceful, ideal for families, with great schools and parks.

## Kyrenia:

Luxury meets leisure. Perfect for the elite investor.





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# NEXEN *Gallery*



**STEP INTO NEXEN  
GALLERY, WHERE EACH  
FRAME WHISPERS A  
STORY LOUDER THAN  
WORDS EVER COULD.**



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.



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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.



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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.



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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.



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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.



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# 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?

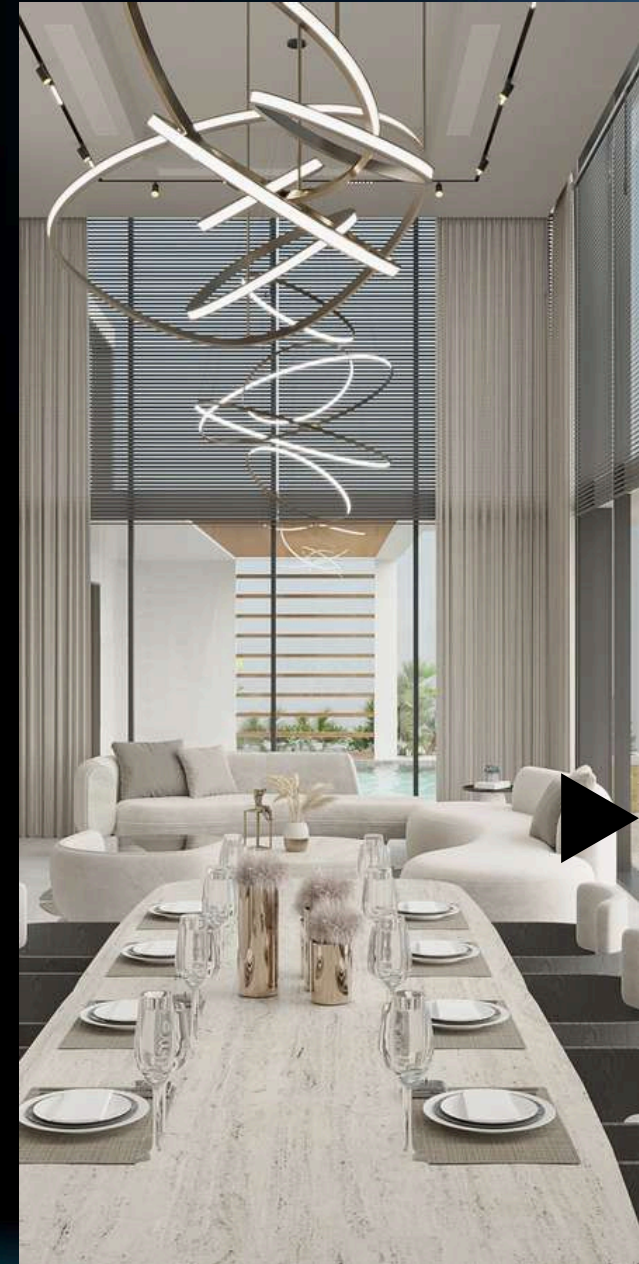
A: Yes, but they too must adhere to the one-property rule.

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 an appointment through our website. We accommodate both virtual and in-person viewings to suit your 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.
- Donum: 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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