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NORTH CYPRUS

ADVANTAGES

PROPERTY PRICES

Property Prices in Northern Cyprus are some of the lowest in all of Europe. Average prices for the area are hard to come by due to the nature of large numbers of cash buyers and the non-disclosure nature of the area. However, a quick search on any property search site you will find 1 and even 2 bed apartments from £60,000, and entire villas for £200,000-£400,000.

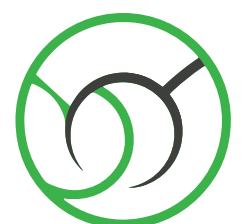
You can purchase brand new holiday properties with luxury amenities from around £100,000.

LOW TAXES

The tax rate is extremely low and is used by wealthy individuals from all over Europe to invest cash efficiently.

The tax you pay is

- Stamp Duty: **0.5%** of property value
- VAT: **5%** of property value
- Transformer Charge: About **£2,000**
- Transfer Fee: **12%** of property value (split for foreigners) Foreign nationals exempt from income tax and capital gains tax.



WEATHER & RENTAL INCOME

Being located close to Turkey and a very hot climate in the Mediterranean the Hot Weather. We have **320** sunny days (**10 MONTHS**) WHICH IS MEAN YOU CAN DAILY RENT YOUR PROPERTY 10 MONTHS AND GET RENTAL INCOME.

LANGUAGE

Although the official language is Turkish, you can get by in North Cyprus by just speaking English, as it is widely spoken.

DIVERSITY

North Cyprus has a huge diversity of both investors and retired professionals from all over Europe, from Greece, Turkey Germany, Spain UK Russia and many more.

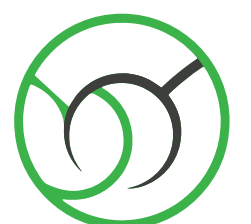


EASY TO GET **RESIDENCE PERMIT**

Getting a residence permit in Cyprus is easy. All you need to really provide is a title deed to a property you own in North Cyprus and proof that you are able support yourself financially.

RETIREMENT

It is a popular place to retire, the reasons are a combination of the great weather, cheap property and low living costs, making it easy to retire there.



HISTORY & CULTURE

Cyprus is rich in history from the Ancient Greek temples to Medieval Abbey's. This gives tourism a huge boost and is the kind of tourism that will never disappear as history is written and these wonderful structures will be protected and around for centuries to come.

RENTAL YIELDS

North Cyprus with its low property prices and hot holiday market is seeing some of the highest yields. Again, another number which is hard to research due to the non-disclosure. But based on the long holiday period, along with the property prices the potential to constantly get double figure returns.

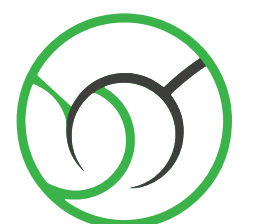


INCREASED INVESTMENTS

North Cyprus has seen a huge increase in investments from holiday developers. Creating fantastic holiday complexes, Golf Courses and more. All these investments help to increase the value of land and property across the board.

CHEAP LIVING PRICES

Living prices with everything from food, drink and going out is very cheap in Cyprus. But its not only goods that are cheap. Utility bills for example are cheaper as you don't require heating for most of the year.



NO DISCLOSURE ABOUT SOURCE OF MONEY

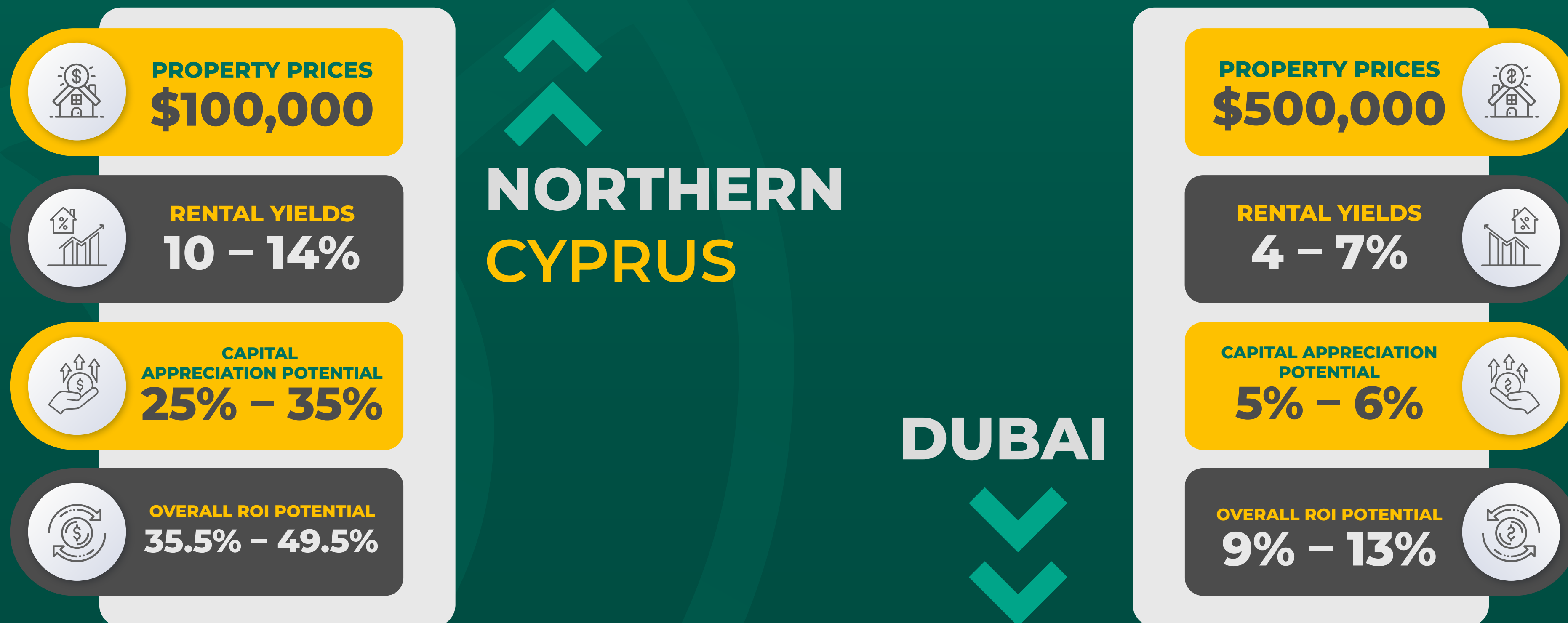
Investors who invest in Cyprus are not required to disclose any money they hold in Cyprus. This is better than being part of the double tax treaty. As an investor you can hold millions in properties in North Cyprus and only pay the North Cyprus low tax rates.

QUALITY OF BEACHES

Another reason to live and enjoy the island, again this boosts tourism. The Beaches are some of the most beautiful in the world, and the sea some of the clearest water.



COMPARATIVE ROI ANALYSIS



Northern Cyprus boasts a higher ROI potential than Dubai, attributed to lower property prices, higher rental yields, and lower risks.

TOP CITIES FOR INVESTMENT



ISKELE



KYRENIA



FAMAGUSTA



NICOSIA



LEFKE



GÜZELYURT



WHY INVEST IN NORTHERN CYPRUS?

TOURIST HAVEN

- Stunning beaches, clear waters, and a Mediterranean climate attract global tourists.
- Affordable living compared to other Mediterranean locales, appealing to tourists and investors.

GROWING REAL ESTATE MARKET

- Steady growth in property prices expected due to increasing popularity and affordability.
- Real estate investment opportunity with potential for diversification and substantial returns.

INVESTMENT POTENTIAL

- The average price development between 2020 and 2023 for 1-bedroom, 2-bedroom, and 3-bedroom apartments in NORT CYPRUS is approximately 54.48%.

DIVERSE INVESTMENT STRATEGIES

1. STUDENT-ORIENTED PROPERTIES INVESTMENT

- Purchase tailored properties for students.
- Lease on a monthly basis for 10-14 years.
- Resale for a remarkable 352% return.

2. TOURIST-ORIENTED PROPERTIES INVESTMENT WITH DISCOUNT

- Purchase properties designed for tourists.
- Avail discounted rates during purchasing.
- Achieve 143% return within 6-7 years.

CONCLUSION

Investing in Northern Cyprus real estate offers a unique opportunity for diversification and potential significant returns. With its appealing beaches, stable political situation, and growing tourism industry, Northern Cyprus stands out as a favorable destination for real estate investment. By following the tips and strategies outlined in this guide, you can make informed decisions and reap the benefits of a successful real estate investment.

NORTH CYPRUS AND ITS UNIQUE NATURE

NATURE & WILDLIFE

Nature is a focal point to any holidays in Northern Cyprus. From the gorgeous panoramic views to the wildlife, beaches and scenery. Here some examples of North Cyprus and its wonderful nature



BIRDING IN NORTH CYPRUS

Cyprus is in a prime position for catching sight of many different species of birds. There are 347 in total, though most of these are in transit, 46 are native to North Cyprus while 7 are completely unique to the area. Twice yearly you'll catch flocks of birds on their migration route, which makes for a beautiful and rare experience.

Every March to May is the time of northward migration while August to October is southward. For this reason North Cyprus is a popular location to go bird watching in. There are various locations from which you can get the best views. These include the seductive sandy sliver of the Karpas peninsula, where much exotic wildlife retreats to. Birds you might spot here include orioles and bee-eaters, rollers and if you explore the peninsula further you might see some Audouin's gulls.

The Kyrenia Mountains provide one of the best watching spots too, surrounding you with scenery that makes you feel truly lost in nature and at an advantageous perspective to see the birds that swoop through this setting. Kantara castle is not only a fascinating historical sight but it also offers the chance to catch a glimpse of birds such as the charismatically named spectacled warbler or resident wheatear. Since 1989 the North Cyprus Society for the Protection of Birds (NCSPB) has worked with other environmental groups such as the local Greenpeace to help protect in particular the few endemic birds in Cyprus. Whether or not you're interested in bird watching, there's no doubt that if you have the chance to see just a few of the many that spread their wings across the island you'll be mesmerized by the views they create and the spark they add to the atmosphere.



FUNGUS

NORTH CYPRUS

The majority of fungus as we know them are in the form of mushrooms (although truffles are also fungi) and largely are tasty and fine to eat but some variations are inedible and poisonous. The ability to tell the difference between the two generally takes a lot of mushroom knowledge but there's one thing that you don't have to worry about and that's how good they taste when they've been expertly prepared and cooked by a traditional Cypriot chef. North Cyprus is home to 109 different species of fungi; with many more believed to exist that haven't yet been studied.



TURTLE WATCHING

The best time of year to spot some turtles in North Cyprus is from late May to August, with nesting occurring around this time. From May to early June in particular you might be able to see some green turtle mating pairs. Nests usually hatch at night time and the months of July through to September are when this usually happens. Alagadi Beach, which is just 10 miles east of Kyrenia, is a popular turtle spotting location, with both loggerheads and green turtles. It also makes a relaxing day trip destination in that visitors can just relax on the sand and soak up some sun! The Golden Beach along the Karpas peninsula is another beautiful turtle watching spot, with a welcomed breeze and clean paradise inspired environment. There are also some restaurants nearby for having a snack break. Turtle watching excursions are organised often and you can always enquire about this at your resort or ask one of our travel advisors for some extra information. It is usually best to book in advance as this is a popular attraction!





TREES AND SHRUBS OF NORTH CYPRUS

Pine forests North Cyprus has an abundance of beautiful pine forests full of beautiful old pine trees that tower into the clear blue skies. Standing amongst Cypress Trees, the Pines are evergreen and therefore make walking, cycling or driving through the regions perfect throughout the year. Maquis bush Maquis bushes might sound very exotic but really they are the humble green scrub that adorns the mountain and hillsides, making the general scenery of Northern Cyprus beautiful both from a distance and close up. The simple Maquis bush is vital in creating the untouched perfection that North Cyprus is able to convey, and because of the hardy nature of the shrub it is able to withstand the sun that Cyprus enjoys. Olive Tree For hundreds of years the olive tree has been a vital source of income as the fruit and subsequent oil were major exports for the Cypriot population throughout the ages. The market in modern times seems to suggest that olive oil is more popular world wide than the humble black or green olive as the oil is believed to have health properties (not to mention makes a fantastic salad dressing).

Unfortunately because of housing development in the past few decades the number of olive trees in the North Cyprus is in decline, but is being protected by societies who seek to preserve the beauty and tradition of an olive tree. Carob Tree Known as black gold for the income it used to create for Cyprus for hundreds of years, Carob warehouses stand along the coasts near historic harbours as a reminder of how popular and profitable this tree used to be. Carob is a long dark pod whilst it is still on the tree and was widely used for adding into animal feed. Nowadays carob is turned into oil that is sold in health shops as well as turned into sweet dark syrup that can be used much like a caramel. And (oddly enough) carob is a very popular ingredient over here in Western Europe as the sweet flavour and nutritious qualities make carob a perfect replacement for chocolate in dog treats!



WILD FLOWERS

North Cyprus is home to over twenty species of wild flowers that can't be found anywhere else on earth, and if you want to make sure you see them all, without overlooking them in the wild, take a trip to the Herbarium in Alevkaya near Kyrenia!

Orchid There are over 30 different species of Orchids in North Cyprus, including bee orchids which can be found in the wild in multiple locations. If you're a serious botanist or just a flower lover, and don't want to miss a single orchid, there are tours available to show you as many species as possible including some which are highly rare and exotic. As well as the Orchids there is a great range of other wild flowers including cyclamens, Narcissi and Crocuses, each as beautiful as the last and they are scattered around the regions of North Cyprus so that if you go for a casual walk or a serious hike, cycle or drive you should see at least one as they adorn the mountains, hills and fields that surround the towns and villages. Orchid tours are the most popular but there are also general wildflower tours so that the beauty of these endemic species can truly be appreciated by all.





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+90 501 337 87 99



info@multimulk.com



www.multimulk.com



@sajidalihaider



@multimulk