

# Invest in Real Estate in Northern Cyprus

*Your Vacation Home in  
Mediterranean region*

**HV'G** Horizon  
View Group



# What you know about Northern Cyprus?

## 1. Currency

local currency is the Turkish Lira however most supermarkets, restaurants, hotels and petrol stations are willing to exchange foreign currency using exchange rates quoted in the local newspapers.

## 2. The Capital

Nicosia, or Lefkosa as it is sometimes referred to, is the largest city and the capital of North Cyprus. All cities in North Cyprus have 2 names - one Turkish and one Greek.

## 3. Location

North Cyprus is the top half of the island of Cyprus, located in the eastern Mediterranean Sea south of Turkey. Total area is 3,355 km<sup>2</sup>

## 4. Coastline

The northern range of mountains, known as the Kyrenia Mountains, or Five Finger Mountains is a narrow range, approximately 130 km long, running parallel to the coastline. The northern and eastern shores of North Cyprus are lapped by the clear, blue, warm waters of the Mediterranean. All along the coastline are bays and beaches. The largest bays are Guzelyurt and Famagusta and main peninsulas are Zafer, Korucam and Kasa.

## 5. Language

The official language of North Cyprus is Turkish. Although the local Cypriots have their own dialect, English is also widely spoken.

## 6. Driving

In North Cyprus, you drive on the left, as in the UK. Road signs are mostly in Turkish and English.

## 7. Safety

North Cyprus is one of the safest places in the world with its low crime rate.

# Why Northern Cyprus?

## 1. Weather

**340** sunny days per year. Warm and nice all year round!

**Extended summer** - amazing vacation location for Spring and Autumn.

## 3. Prices

North Cyprus uses the Turkish Lira (TL), so prices are approximately 30% cheaper than in Euro zone countries and south Cyprus. For example:

60 min. Massage at a spa - **35€**.  
2 times cheaper than in Vilnius.  
Dinner for 4 at a local restaurant - **50€**

## 2. Short flights

**3.5 h** direct flights from Vilnius to Larnaca from 30€ with Wizzair. From Kaunas to Paphos. 2 times per week!

**Up to 1 h** drive to North side from Larnaca airport (South).

## 4. Beaches

The region is renowned for its sandy shores and the cleanest waters in Europe.

"Best Beachfront Buys"- **By Forbes**



# Why Invest in Real Estate in Northern Cyprus?

## 1. Affordability

Perfect holiday home in the Mediterranean starting from **165k for a 1-2 bedroom with a terrace** apartment near the sea. With full amenities included.  
All properties are built within 2-3 years from plan.

## 4. Fully finished

You don't have to worry about finishes. All walls are painted, floor finishes installed, ceiling, electrical and plumbing fixtures, doors, and windows, tiled bathrooms, furnished kitchen, bathroom, wardrobes.

**And it is all included in the price!**

## 2. Flexible payments

**0% interest** during payment term  
**2000-5000€** deposit  
**30 - 35%** downpayment  
**3-4 year pay off plan**

Payments accepted in bank transfers, cash or cryptocurrency.

## 5. Resort infrastructure

Buy an apartment / villa - get full infrastructure of a resort. Projects are built as complexes of new infrastructure, buildings, etc.

**Have all amenities included:** outdoor swimming pools, restaurants, gyms, yoga areas, bars, beauty salons, supermarkets.

## 3. Advantageous tax system

When you decide to buy property in Northern Cyprus, several taxes come into play (Stamp Duty, VAT, Transfer Fee, Transformer Charge).

The property tax in North Cyprus is relatively low, so real estate investment becomes even more profitable.

## 6. High ROI

Property **value increases 15% YoY**.  
Buy off plan - **sell with 30-40%** increase in 2 years.

Rent it while you're away **8-14% yearly return**.  
Developers can take care of that for you. They can find clients and manage it for you!

# Developers

## 1. Quality

We work with developers who adhere to the highest construction and maintenance standards.

## 2. A wide range of services

We work with developers who can offer a wide range of services after acquiring real estate - long-term or short-term rentals, property management, etc.

## 3. Experience

We work with developers who have experience in implementing real estate projects and can share the success stories of those projects.

## 4. Punctuality

We work with developers who commit to delivering projects on time.

## 5. Financial transparency

We work with developers who have no surprise costs.

# Buying process

## 1. Selecting your property

Our professional sales team will help you to select your North Cyprus property to be purchased, to agree verbally on the payment terms with the seller.

## 2. The reservation deposit

Once a verbal agreement has been reached, the buyer pays a non-refundable holding deposit. A deposit is included in the sales contract as part of the payment. The property is reserved for the buyer at the agreed fixed price for a limited time.

## 3. Draw up Contract

The contract of sale will reflect all the agreed terms & conditions of the sale, specifications of the property, payment plan, etc. Any corrections or changes can be made at this stage. When contract is signed, the buyer have to make the first instalment or full payment in the case of a completed or resale property. Once the contract is signed, the buyer needs, within 21 days, to pay the stamp duty at 0.5% of the agreed price.

## 4. Transfer of Title Deed

After 30-35% downpayment - client needs to register his property, together with our recommended lawyer goes to the land registry of the region.

## 5. Enjoy your new home!

# Visit Northern Cyprus for Inspection trip

## 1. What is an inspection trip?

Inspection trip is for you to meet the developers and feel the vibe of Northern Cyprus and look around for your next investment!

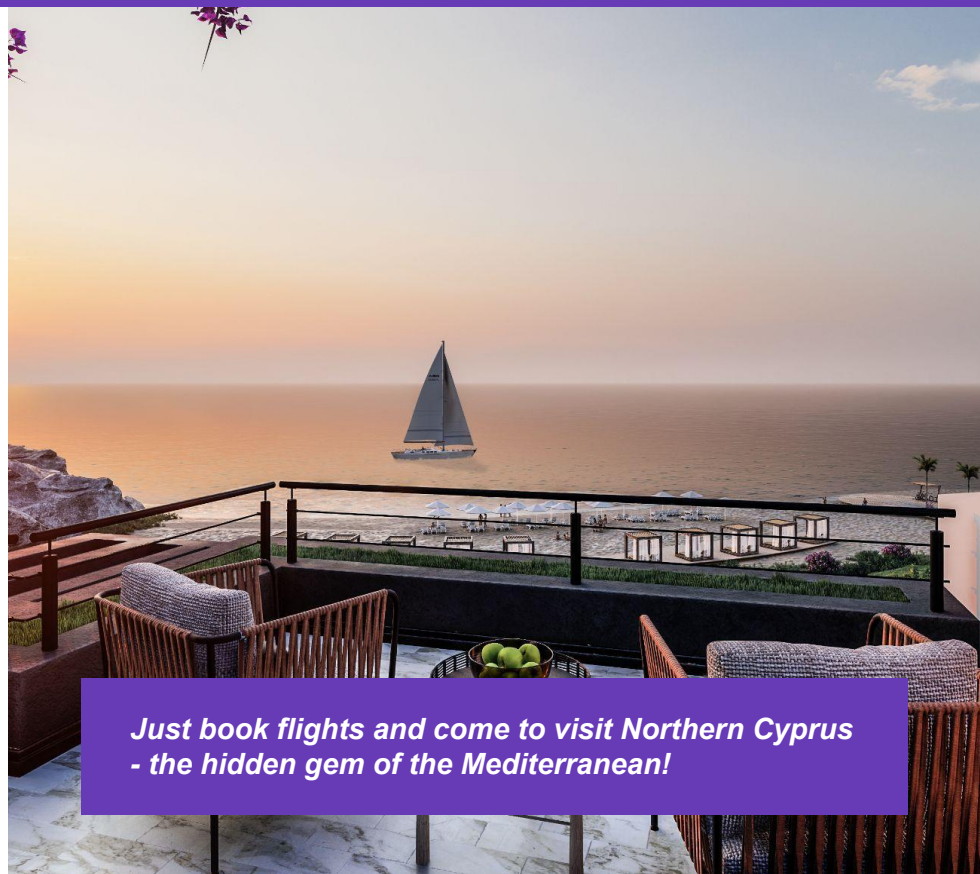
## 2. What is included?

- **3 night stay** in the apartment - **FOR FREE**
- **FREE transfer** from and to the airport
- Developer property presentations
- **Site Visiting** - to see the properties
- Dedicated HVG agent + driver to show you around

## 3. No commitment!

**Decided to buy? Congratulations!** We will help you with all the details. If needed we can arrange a meeting with a lawyer, consult you on the payment plans.

If you can't find what you are looking for or if you still need time to think - No worries! You can stay up to 3 days for free, and extend your stay if needed.



***Just book flights and come to visit Northern Cyprus  
- the hidden gem of the Mediterranean!***



[horizonviewgroup.com](http://horizonviewgroup.com)