



# Invest in Real Estate

Learn Everything About  
Profitable Real Estate  
in Northern Cyprus

# Invest in Real Estate

## Why Northern Cyprus?

Learn everything about  
the advantages of  
Northern Cyprus

## Reputation of the Afik Group

Learn everything about  
the Developer's  
Projects

## Complexes for Sale

How and What in  
to Invest in  
Northern Cyprus?

01



02



03

# Why Northern Cyprus?

## RESIDENCE PERMIT

Buying real estate you get a right for a residence permit.

## EDUCATION

Affordable branches of European and American Universities.



## ACTIVE DEVELOPMENT OF THE REGION

Lower real estate prices than in Southern Cyprus, Turkey and Greece.

## INVESTMENT

Quick payback due to the high demand for rental property and prices increase in Northern Cyprus.

And also low cost of living, Mediterranean climate, great roads and safety.

# Area

The area of Northern Cyprus is 3,515 sq. km of 9,252 sq. km of total area of the island of Cyprus. The island is divided into Turkish (northern) and Greek (southern) parts since 1974.



# Northern Cyprus made for Real Estate



Northern Cyprus is a Turkish culture, Greek traditions and Cypriot roots. The real estate prices are 30% lower here than in Greece, Spain and Italy. The investment in an apartment or a villa will pay you back during 8-12 years.

- ◆ 300 sunny days a year
- ◆ Sea temperature is + 24 °C during the high season
- ◆ Climate is just like in Southern Cyprus but the property prices are lower
- ◆ No need for the visa for it belongs to Turkey
- ◆ Tourists centers – Kyrenia and Famagusta
- ◆ Mild climate, warm winter
- ◆ Education in Turkish and English languages



# SAFETY

Northern Cyprus is one of the most safe countries in the world. According to the Interpol statistics **the crime rate here is 6 times lower** than in the Western Europe.

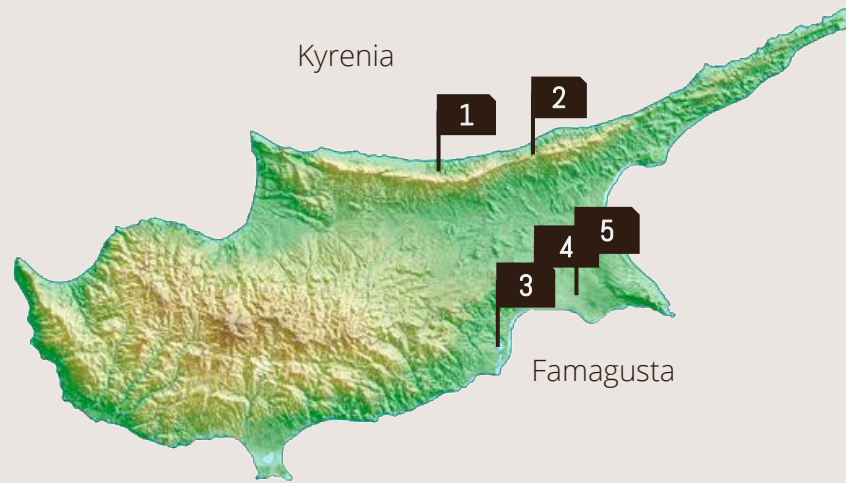
# Afik Group —

The biggest developer in the Northern Cyprus. More than 15 years it has been building residential and commercial real estate properties.

Also the company is engaged in the development business in Southern Cyprus, Israel, Turkey, Greece, Portugal and Germany.



# Two Coasts for You to Choose from



1  
Caesar Cliff, Kyrenia

2  
Caesar Bay, Kyrenia

3  
Caesar Resort, Famagusta

4  
Caesar Beach, Famagusta

5  
Caesar Blue, Famagusta

Map of the Afik Group complexes in the Northern Cyprus



From £50,400

# Caesar Resort

Location : Mackenzie Ave, Ezgi Street, Yeni Iskele, Famagusta Region

The biggest project on Cyprus, Iskele village, 600 m to the Long Beach  
200,000 square meters  
4,000 + 3,000 units (in development), more than 3,000 units sold  
Consists of 42 buildings  
For sale – 4 queue

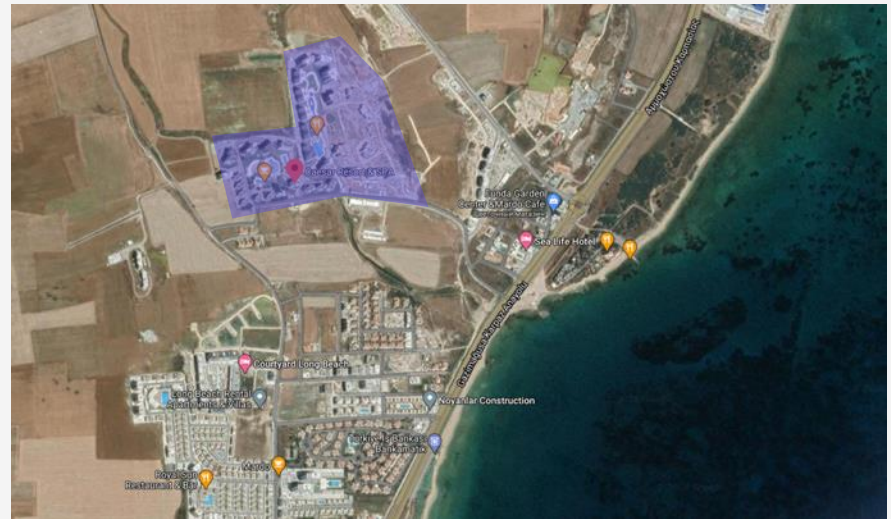
## Availability:

Stage 2 – 2,5% (ready property)

Stage 3 – 13% (in development)

Stage 4 – 46% (before the pit)

The project contains: fun park with fitness zones, BBQ zone, running/ bicycle tracks, indoor water park.



# Live Like Caesar

Beauty saloons, clubs,  
stores, medical centers  
and all necessary  
infrastructure

Ideal for the family!



Huge but most  
important a ready to  
use complex 600  
meters from the most  
popular Long Beach

# What Do the Apartments Look Like?



For a reasonable surcharge, your apartment will be stylishly renovated in the Mediterranean style or according to your design project.



From 8 years of payback

# Caesar Bay

from £100,000

Location: Tatlisu, Kyrenia region

Villas, semi-detached villas, apartments with garden access and penthouses. Great views of the sea and mountains. The beach is 5 minutes away but it's rocky. For those who prefer a comfortable and secluded life.

Availability:  
38%

## VIP CARD Concept in Place

Buying real estate or renting it in any of the complexes the client receives a card for using the infrastructure of all Caesar Project complexes + discounts in restaurants / bars and for other services.



# Caesar Cliff

from £49,900

Villa: £168,000

Location: Esentepe, Kyrenia region

Area: 85,000 m<sup>2</sup>

220 units, first stage of development

100 meters from the beach

New modern apartment complex and semi-detached villas with roof garden, equipped beach, indoor and outdoor pools, sauna, tennis court, golf club, barbecue areas, supermarket and bike path along the beach, 4 restaurants.

For those who prefer premium class, outdoor activities, comfort and nature there is the Rocky coast with an elevator to the beach. The complex has views of the mountains and the Mediterranean Sea. The village of Esentepe nearby has all the necessary infrastructure.

Availability:  
100% available

Development goes  
together with the  
sales  
(~1,5 year from the  
purchase)



# Caesar Blue

from £55,300

**Location:** Karpaz main road, Kalecik, Bogaz

300 Units on the development stage  
180 Units sold  
300 m to the sand beaches of the Mediterranean Sea

Awaiting 500 apartments to be build during 3-5 years.  
The project has a unique water park (400 m<sup>2</sup>), children club and a surf pool.

**Development period:** 2020 – 07/2022



**Availability:**  
100% available

# VIP Card and Premium Experience

Purchasing an apartment or a villa in one of the Afik Group complexes you automatically get access to the entire infrastructure of the developer's five complexes:

- Water park
- Swimming pools
- Kindergartens
- Night club
- Restaurants
- Gyms



# Real Estate Payback Evaluation



**Apartment:** studio 56 m<sup>2</sup> at Caesar Resort, developed complex, 600 meters from the sea coast with all necessary infrastructure.

Expences		Amount
Studio apartment price	56 M <sup>2</sup>	50,400 GBP
Renovation		5,500 GBP
Consulting services		1,200 GBP
Stamp duty	0,5%	252 GBP
Transfer of title to ownership	1%	504 GBP
VAT	5%	2,520 GBP
<b>Purchase costs</b>		<b>60,376 GBP</b>

Income		Amount
Rent price	56 M <sup>2</sup>	55 GBP/ day
Average load per year	57%	360 * 55 GBP * 57% = <b>11,286 GBP</b>
Tax, commission, cleaning service, utilities	10% 10% etc.	~5,040 GBP
<b>Net income per year for lease "upon delivery"</b>		<b>6,246 GBP</b>

Or you can get 3,600 GBP per year with a guaranteed lease

Payback:  
8 years for lease "upon delivery"

Payback:  
14 years with guaranteed lease



# Why Do You Need Real Estate Property in Northern Cyprus?

## **Investment and income**

The property will pay off in 8-12 years. At the same time you have the opportunity to relax in it for free.

## **To live there yourself all year round**

You can even move to Northern Cyprus with your family. It has everything there + wonderful climate.



# See Everything Yourself in the **Info-tour**



[afikgroupproperty.com/  
promotour](https://afikgroupproperty.com/promotour)

- 3 nights accommodation in a comfortable apartment
- free transfer from airport
- a compliment upon arrival
- a tour of our complexes
- acquaintance with the sights of Northern Cyprus

# THANKS

You will love real estate with us!

Kristina Gudz

+380 95 306 60 30/  
[kiev@afikgroup.org](mailto:kiev@afikgroup.org)



<https://www.afikgroup.com>