

NORTHERN CYPRUS

EXCLUSIVE PROPERTY DISCOVERY & INVESTMENT TOUR GUIDE

Thank you for your interest in Northern Cyprus real estate. We appreciate your inquiry and your commitment to exploring the emerging potential of the Mediterranean property market.

To provide you with a comprehensive understanding, we invite you to experience Northern Cyprus firsthand through our professionally organized, **3-Day Complimentary Property Discovery Tour**. This tailored itinerary seamlessly balances detailed market insight with a complete introduction to the island's unique lifestyle, luxury developments, and economic landscape.

THE 3-DAY COMPLIMENTARY TOUR ITINERARY

Our tailored tour is designed to ensure an efficient, premium, and structured introduction to the prime real estate sectors. All logistics, accommodation, and regional transits during the program are fully managed by our team.

DAY 1	Arrival & Orientation <ul style="list-style-type: none">• VIP Private transfer from your preferred airport to your designated luxury accommodation.• Check-in, welcome briefing, and personalized agenda alignment based on your investment profile.• Leisure evening to experience the immediate coastal environment.
DAY 2	Developer Consultations & Property Portfolio Inspection <ul style="list-style-type: none">• Strategic meeting at our central developer offices to review architectural masterplans and market data.• Curated site visits to premium beachfront, mountain-view, and urban investment projects.• Technical exploration of ongoing infrastructure developments and site structural layouts.
DAY 3	Legal, Financial Framework & Final Wrap-up <ul style="list-style-type: none">• Comprehensive overview of the purchasing process, legal structures, and rental management setups.• Secondary inspection of shortlisted properties of specific interest.• Coordinated departure transfer to the airport according to your flight schedule.

YOUR ARRIVAL TO NORTHERN CYPRUS ORGANIZED BY NCD

We coordinate your arrival and transfer to Northern Cyprus to ensure a smooth, comfortable, and well-managed experience from the very first moment.

Option A: Arrival via Larnaca Airport

For guests holding a valid Schengen visa.

Your journey begins at Larnaca International Airport (South Cyprus). Upon arrival, you will be met at the exit by our driver holding a sign with your name, followed by a transfer in a comfortable, air-conditioned vehicle toward Northern Cyprus.

Border Procedure: The route crosses the border at the Metehan checkpoint. Immigration control is completed without leaving the vehicle. Passports are requested by the border officer and handed over by the driver through the window. If the driver asks for your passport at the border, this is a standard and safe procedure.

At the Northern Cyprus checkpoint, you will receive a tourist entry stamp. The permitted duration of stay is determined by immigration authorities (typically 30 days, subject to their discretion). The journey then continues smoothly to your accommodation.

Option B: Arrival via Ercan Airport

For guests without a Schengen visa.

Entry to Northern Cyprus takes place via Ercan International Airport (Nicosia, North Cyprus).

Flights arrive through Turkey, which offers multiple highly connected international transit options.

Upon arrival, our professional driver will meet you directly at the airport exit with a personalized name sign and escort you in a premium vehicle directly to your accommodation.

During Your Stay & Logistic Support

Your accommodation is fully prepared in advance. Our representative remains in constant contact with both you and the driver, overseeing all logistics to ensure a calm and seamless arrival experience.

We provide full personal support, carefully organizing every stage of your introduction to Northern Cyprus and its investment opportunities. We take care of comfortable transportation, dining, and all essential daily arrangements, ensuring a smooth and effortless experience. You can fully focus on exploring the island while we manage the details and your comfort throughout the journey.

Departure Regulations

After the completion of your tour in Northern Cyprus, we will arrange your transfer to the airport in accordance with your selected flight details, ensuring a smooth, secure, and timely departure.

NORTHERN CYPRUS: LIFESTYLE & INVESTMENT FUNDAMENTALS

The Mediterranean Lifestyle & Family Advantages

Northern Cyprus offers an exceptional quality of life, marrying traditional Mediterranean culture with a safe, modern environment. Known for its slow-paced coastal living, the region has evolved into a preferred destination for families and multi-cultural communities. Key lifestyle advantages include:

- **International Schools:** Highly accredited educational institutions offering international curriculums (such as Cambridge and IB programmes) for global students.
- **Warm Multilingual Community:** A welcoming, diverse population from all over the world, creating a supportive environment for expats and new residents alike.
- **Quality Healthcare:** Modern medical facilities, state-of-the-art hospitals, and highly trained specialists offering affordable healthcare solutions.

Strategic Investment Triggers

The real estate market in Northern Cyprus is underpinned by robust macroeconomic indicators and physical asset scarcity, making it a highly attractive destination for private and corporate capital allocation.

CLIMATE & TOURISM

Boasting over 320 days of annual sunshine and a highly extended tourism season, ensuring consistently high occupancy trends across residential projects.

LIMITED LAND MASS

Bounded by mountains and the sea, premium coastal zoning is strictly limited. Natural scarcity acts as a strong upward driver for long-term land values.

FREEHOLD OWNERSHIP

Property ownership structural assets are issued as Freehold Titles, providing international buyers with full, unconditional, and legally secure asset protection.

SAFETY & SECURITY

Consistently ranked among the world's safest small nations, offering an exceptionally low crime rate, safe public spaces, and general peace of mind.

RESIDENCE OPTIONS

Straightforward, highly accessible property-based residency pathways for property owners and their immediate family members.

MULTICURRENCY & CRYPTO

A flexible financial climate enabling transactions in stable global currencies (GBP, USD, EUR) alongside sophisticated, secure cryptocurrency payment systems.

Turnkey Property Asset Management

To maximize efficiency for international investors, properties within our portfolio operate under fully integrated management structures. Dedicated on-site asset management companies handle comprehensive operations, including marketing, guest screening, routine maintenance, administrative oversight, and hands-free rental yields collection, allowing proprietors to optimize returns seamlessly from abroad.

LEGAL FRAMEWORK & REGISTRATION PROCEDURES

The real estate purchasing process for foreign nationals in Northern Cyprus is highly structured and secure. All real estate sales contracts are registered directly with the District Land Registry in accordance with **TRNC Law**, officially securing the buyer's rights immediately upon contract execution.

To ensure a completely seamless and stress-free process, the entire transaction can be efficiently handled by an independent local legal representative. Foreign investors can grant a specialized **Power of Attorney (POA)** to an independent lawyer while staying on the island during their 3-day tour. This legal mandate allows your attorney to handle all necessary paperwork, title deed permissions, and official registrations on your behalf, without requiring your physical presence for subsequent steps.



TRNC REGISTERED CONTRACT

Northern Cyprus Property Discovery Tour Guide

This document serves as an operational guideline for invited clients. It does not constitute a formal binding contract or financial guarantee.