



LAPTA, NORTH CYPRUS

GRAND LAPTA

Wake up to the sea. Come home to the mountains.

Brand-new 2+1 homes from £160,000 · Gated site with pools · 5 min walk to the beach · Ready Feb – Mar 2027

Why North Cyprus

01

Sun & Sea

A Mediterranean island with long, warm summers and mild winters, and a coastline of clear water and quiet beaches.

02

Peaceful Pace of Life

Relaxed, unhurried and welcoming — village life, sea air and mountain views, without the crowds of larger resorts.

03

English Widely Spoken

English is used widely in business, property, universities and daily life, so settling in is straightforward.

04

Easy to Reach

Frequent daily flights from Istanbul to Ercan airport — about 1.5 hours — with onward connections worldwide.

05

Value for Money

Modern, high-specification homes at prices well below comparable Mediterranean coastlines.

06

Priced in Sterling

Property is bought and sold in GBP, giving international buyers a stable, familiar currency.

Where the Mountains Meet the Sea

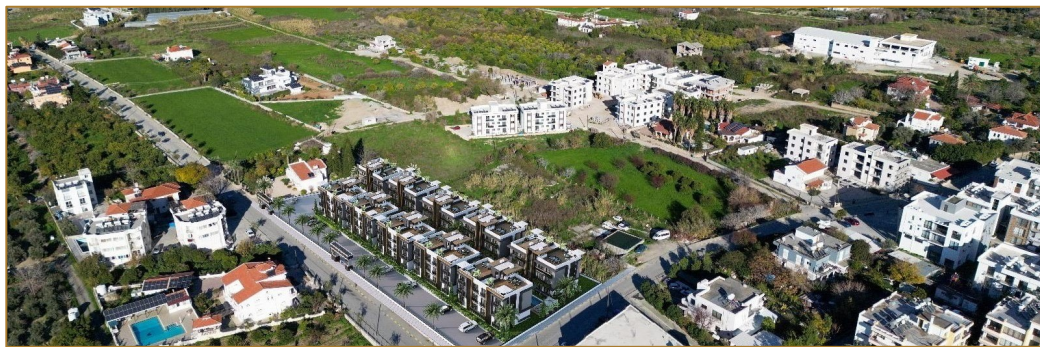


Kyrenia Mountains

A dramatic green ridge rising behind Lapta — hiking trails, pine forests and hilltop castles.

Unspoilt Beaches

From Lapta's own shoreline to Alagadi, where sea turtles nest each summer.



Karpaz Peninsula

Wild golden beaches and quiet villages on the island's untouched north-east tip.

Outdoor Living

Walking, cycling, diving, sailing and long evenings outdoors for most of the year.

Luxury & Leisure on Your Doorstep

Five-Star Resort Hotels

Large luxury resort hotels with spas, private beaches, fine dining and entertainment — the nearest just 5–10 minutes' drive away.

Casinos & Nightlife

The nearest resort casinos are 5–10 minutes away, with Kyrenia's lively harbour-front bars and restaurants 15 minutes away.

Marinas & Golf

Kyrenia's historic harbour and modern marinas, plus championship golf along the northern coast.

Dining

Fresh fish and meze in Lapta's village restaurants, international cuisine across the Kyrenia region.



Schools & Universities Nearby

North Cyprus is one of the Mediterranean's busiest student destinations, with **tens of thousands of international students** from over 100 countries studying in English-medium universities — from Europe, the Middle East, Africa and Asia.

Near East University

The largest in North Cyprus — around 28,000 students from 140+ countries; medicine, dentistry, engineering.

Eastern Mediterranean Univ.

Long-established public university (EMU) in Famagusta with a strong international intake.

Kyrenia-Area Universities

Girne American University, Final International University and the University of Kyrenia — all within easy reach of Lapta.

Good to know: a lively, international community all year round — not just in summer — with English-medium schools and universities close by.

Student numbers are approximate, from published university and market sources (2026).

Your Home in the Sun

Open to Foreign Buyers

International buyers can purchase in their own name, with an independent local lawyer handling all the paperwork.

Connected to the World

Frequent daily flights via Istanbul to Ercan, linking North Cyprus with Europe, the Middle East, Asia and Africa.

A Truly International Community

Residents, students and professionals from over 100 countries, with international dining, cultures and festivals — and English everywhere.

Education for the Family

English-medium universities and schools — a home here can also serve children studying in North Cyprus.

Perfect for Retired Life



Pensions Not Taxed

Foreign pensions are not taxed by the North Cyprus government.

Lower Cost of Living

Everyday costs, dining and services are well below Western Europe.

Healthcare

Private hospitals and clinics in Kyrenia and Nicosia, many with English-speaking doctors.

Calm & Community

Quiet villages, sea views and a well-established international community.

A Great Location in Lapta



Everything Close at Hand

Beaches & Beach Clubs

Lapta's beach — 5 min walk. Escape & Diamond Beach — 10 min drive. Alagadi Turtle Beach — 20 min.

Restaurants, Bars & Cafes

Village restaurants, cafes & bakeries — 5 min walk. Coast-road bars — 5–10 min. Kyrenia harbour — 15 min.

Five-Star Resorts

Nearest five-star resort hotels & casinos — 5–10 min drive. More resorts east of Kyrenia — about 25 min.

Shopping & Everyday

Market, bakery & pharmacy — 5 min walk. Supermarkets — 5–10 min drive. Kyrenia shopping — 15 min.

Culture & Sights

Kyrenia Castle — 15 min. St. Hilarion Castle — 20 min. Bellapais Abbey — 25 min.

Kyrenia & Airport

Harbour, marina & old town — 15 min. Ercan International Airport — about 45 min drive.

Approximate travel times.

A Private, Gated Community

Gated entrance • Landscaped gardens • Two shared pools • Private parking



What Sets Grand Lapta Apart

	Grand Lapta	Typical Lapta 2+1 listing
Views	Sea and mountain views	Often one view, or none
Swimming pool	Shared pools in landscaped gardens	Many without a pool
Parking	Private parking within the site	Often street parking
Security & setting	Gated entrance, landscaped grounds	Varies
Age & condition	Brand new — completion Feb - Mar 2027	Mostly resale or older stock
Outdoor space	Private garden or 85 m ² rooftop terrace options	Usually a balcony only
Price (2+1)	From £160,000 — brand new, with views & pools	Average asking ~£152,500, mostly resale

Comparison with typical Lapta 2-bedroom listings; average asking price from HangiEv, October 2026. Individual properties vary.

Choose Your Home

Brand-new 2+1 homes — two bedrooms and a living room, 85 m² inside, with modern fitted kitchens and quality flooring throughout.

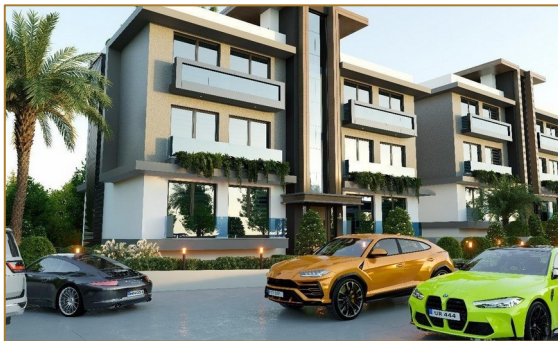


GROUND FLOOR

Garden Residence

85 m² + private garden — ideal for families

Price **£180,000**



FIRST FLOOR

Panorama Residence

85 m² • raised sea & mountain views

Price **£160,000**



TOP FLOOR

Terrace Residence

85 m² + your own 85 m² rooftop for sunsets

Price **£220,000**

Special prices for upfront payment — please contact the person who shared this presentation for payment options and details.



YOUR PRIVATE ROOFTOP TERRACE & BAR

Outdoor kitchen, bar, lounge and dining for eight — with an open sea view all your own.

A Home That Works While You're Away

01

Students

Tens of thousands of international students need quality, furnished homes every academic year.

02

Professionals

Academic staff and relocating professionals seeking secure, modern long-let homes.

03

Families

International and local families looking for space, a pool and a safe, gated setting.

04

Holiday & Airbnb Lets

Sea-view homes near the beach and Kyrenia are in high demand for short stays through the long summer season.

THE CHOICE IS YOURS

Enjoy it as your own holiday home

- + let it to holiday guests or long-term tenants while you're away**
- + or make it your home all year round**

Simple, Flexible Payment

Choose the way to pay that suits you — with a special reduced price for upfront payment.

01

Upfront Payment

Pay in full and receive a special reduced price.

02

Payment Options

Other payment options are available on request.

03

Choose Early

First choice of floor and view before completion.

04

Ready in 2027

Completion expected Feb – Mar 2027.

Prices & payment: please contact the person who shared this presentation for details.

A Growing Place to Own

~2x

Girne (Kyrenia) resale apartment prices per m² have roughly doubled since 2021 — from about £900/m² to about £1,840/m².

Grand Lapta is priced from about £1,880/m² — in line with the current Girne resale average of ~£1,840/m² — for a brand-new home with sea and mountain views, months from handover.



Source: third-party Girne resale price trend, Sept 2021–Mar 2026. Past performance is not a guarantee of future prices.

Nearly Complete

ESTIMATED COMPLETION

Feb – Mar 2027

The structure is complete, with facades and glazing in place and finishing works underway.

Buyers reserving now secure a residence that is months, not years, from handover.



Site photographs, September 2026. Completion date is an estimate and subject to change.

A Clear Buying Process

1

Choose

Choose your home, floor and view.

2

Reserve

Secure it with a reservation.

3

Contract

Your independent lawyer reviews the sales contract.

4

Payment

Special price for upfront payment; other options on request.

5

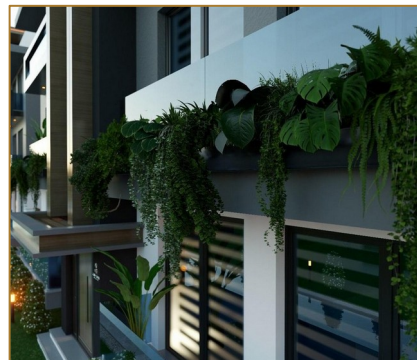
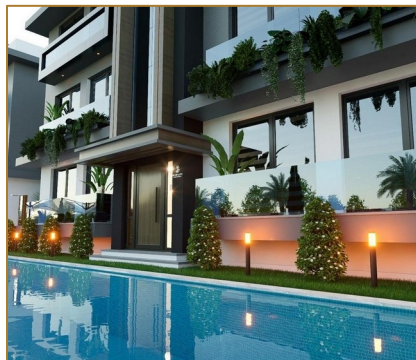
Keys

Move in from Feb – Mar 2027.

Purchase costs: VAT, stamp duty and legal fees apply. For guidance and full details, please contact the person who shared this presentation.

Buyers should appoint an independent lawyer to confirm all costs.

Grand Lapta in Detail



GRAND LAPTA

Seaside Residences · Lapta, North Cyprus

Brand-new 2+1 homes from £160,000 — come and see them for yourself.

TO ARRANGE A VIEWING, OR FOR PRICES AND PAYMENT OPTIONS,
PLEASE CONTACT THE PERSON WHO SHARED THIS PRESENTATION