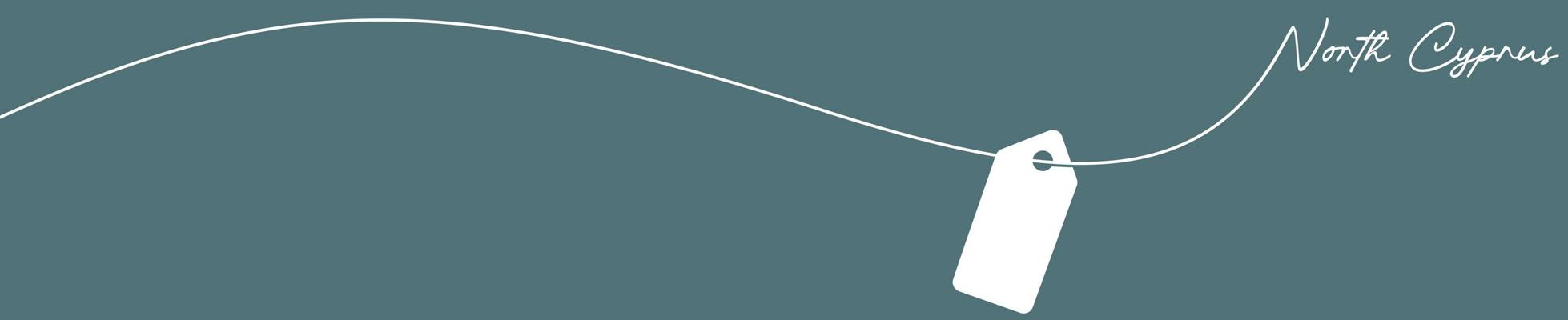
TURKISH TITLE

PLOT FOR SALE



Including Detailed Analysis and Development Proposal

HILLSIDE COURT

A Rare Opportunity in the Heart of North Cyprus

While North Cyprus being one of the Eastern Mediterranean's fastest-growing real estate markets — and this particular plot sits at the heart of its most strategic corridor. Located in Boğazköy, Bağlaraltı, Kyrenia District, it enjoys direct frontage on the main Lefkoşa–Girne Highway, ensuring high visibility and seamless access via a dedicated junction road.

Land Details

Location

Boğazköy, Bağlaraltı, Kyrenia District, North Cyprus

Area	Title Deed	Zoning
9,449 m² 101,708 ft²	**Turkish Title**	**Commercial Zone**

Floor Limitation	Ground Coverage	Total Permitted Construction Area
Ground Floor + 3 Floors Mezzanine is permitted on the GF.	**50%** of total area	**120%** of total area

Topography

8 meters slope across the length

Highway Frontage

Direct parallel frontage to the Lefkoşa–Girne Highway

⌘ Aerial View. Boğazköy, Bağlaraltı, North Cyprus.

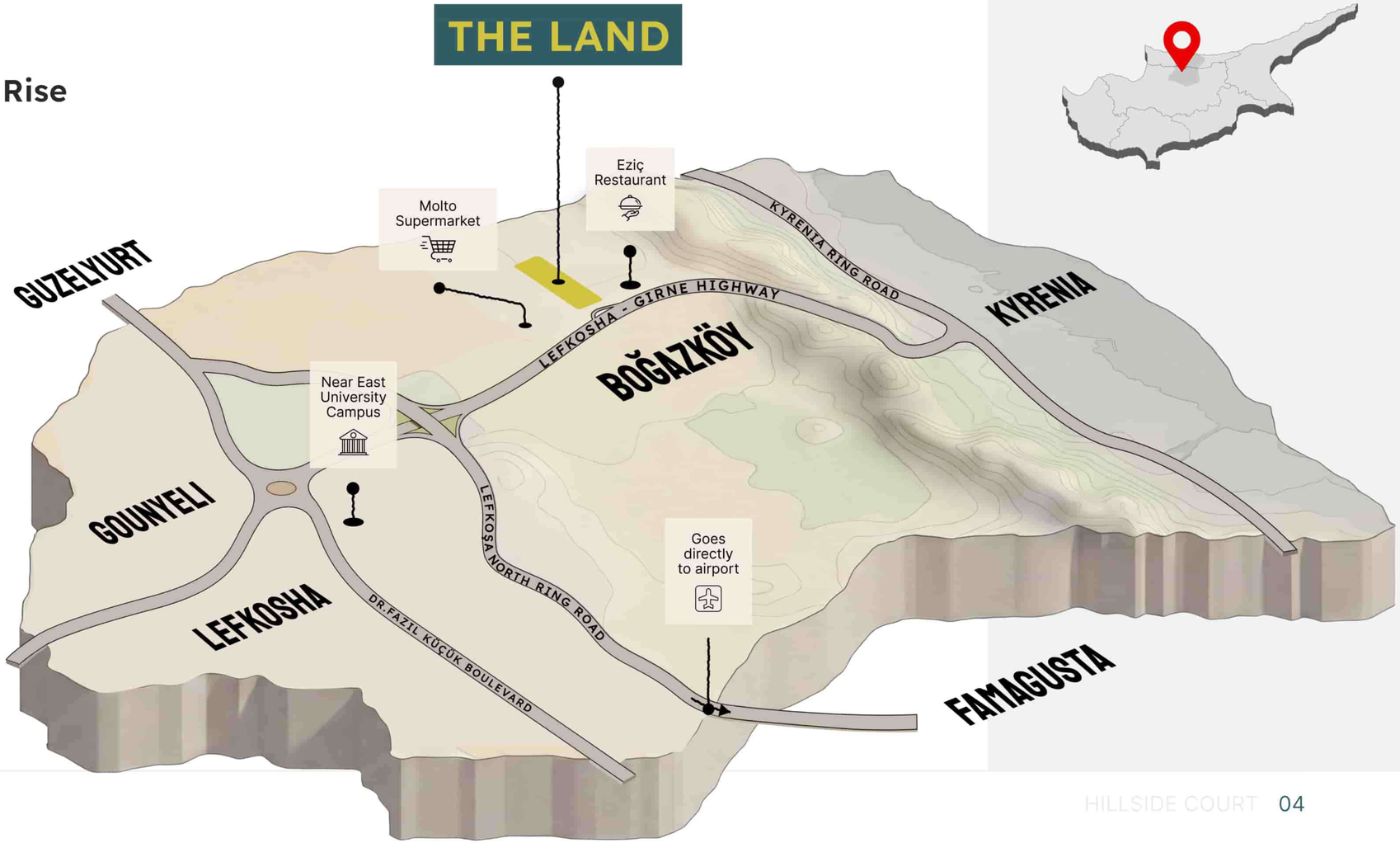
Positioned at the Centre of Everything

Strategic Position of the Land

The Lefkoşa–Girne Highway is Northern Cyprus's main transport artery, linking the administrative capital with its leading coastal city and carrying heavy daily traffic.
Located directly on this highway in Boğazköy, Bağlaraltı, the site sits at a strategic midpoint — just 10 minutes from Girne and 10 minutes from central Lefkoşa — offering rare dual-city accessibility and access to the entire northern corridor.

Boğazköy — A District on the Rise

Boğazköy, located in the Kyrenia (Girne) District, is a fast-growing suburban area shaped by expansion from both Girne and Lefkoşa. Once a quiet village, it is now defined by new residential, commercial, and infrastructure development.
For developers and investors, it offers a timely entry point — with strong demand already established and room for further growth before full market saturation.



Proximity to Key Destinations

Girne (Kyrenia) City Centre

7-10 minutes from the plot

Tourism Capital of North Cyprus

Home to Iconic Venetian Harbor

Mediterranean Coastline

10-15 minutes from the plot

Kyrenia's beaches, coves, and coastal resort

Molto Supermarket

1 minute

One of the largest supermarket chain of North Cyprus

Lefkoşa (Nicosia)

10-13 minutes from the plot

The Political and Commercial Capital

Hosting Government Institutions

Major Business Districts

Ercan International Airport

20-25 minutes from the plot

The Primary Point of Entry

Eziç Restaurant

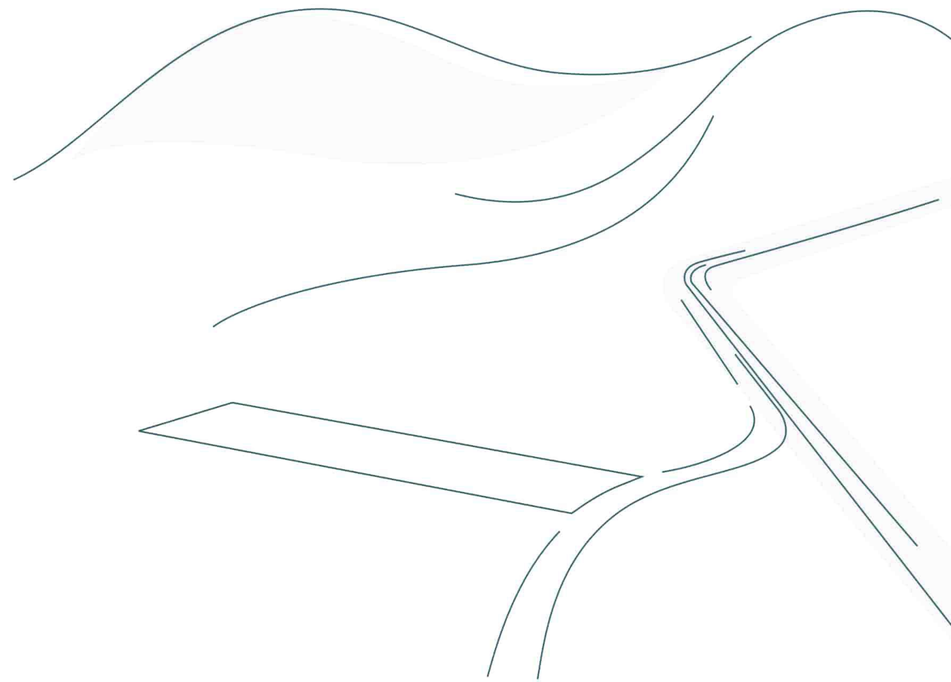
1 minute

One of the top restaurant of North Cyprus

Near East University

5-6 minutes from the plot

Major living area of the students



What Can Be Built Here? and Why?

The Boğazköy commercial zone is one of the most permissive and flexible zoning designations in Northern Cyprus — and with 9,449 m^2 of titled land the possibilities are substantial. Below are the principal development typologies this site can accommodate.

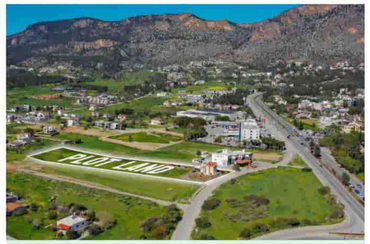
- Residential Apartments
- Shopping Centre or Retail Complex
- Hotel or Boutique Resort
- Medical, Educational, Civic Facility
- Student Accommodation
- Banks

⌘ Aerial View. Boğazköy, Bağlaraltı, North Cyprus.

Understanding the Market

The following listings represent active and recent land sales across the Boğaz–Kyrenia corridor. Private details have been redacted. These are presented solely to illustrate current market pricing for comparable land in the same region.

COMPARE

	OUR PLOT	OTHER PLOT IN BOĞAZ	OTHER PLOT IN BOĞAZ	OTHER PLOT IN BOĞAZ
				
Area	9449 m2	600 m2	600 m2	605 m2
Zoning	Commercial	Commercial	Commercial	Commercial
Ground Coverage	50%	50%	50%	50%
Total Allowed	120%	80%	80%	80%
Floor Limitation	Ground + 3	Ground + 2	Ground + 2	Ground + 2
Title Deed	Turkish	Turkish	Turkish	Turkish
Asking Price		£140,000	£169,990	£240,000
Price per m²		~£233 / m²	~£283 / m²	~£396 / m²

Source: North Cyprus Real Estate Platforms (2026)

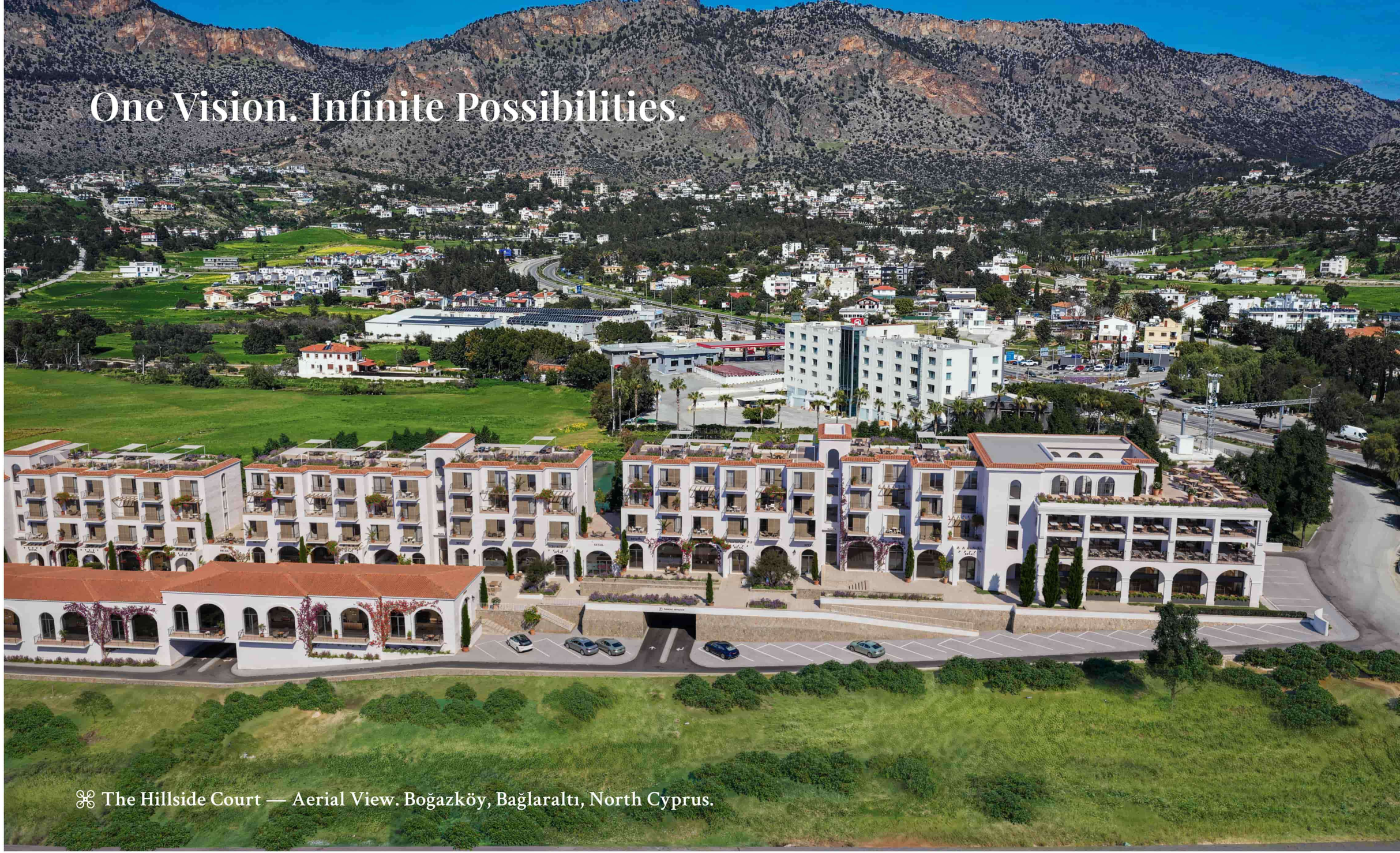
The following pages present a site-specific architectural project

HILLSIDE COURT

designed to maximize the full development potential of the land.

HILLSIDE COURT PROJECT
SITE-SPECIFIC DEVELOPMENT

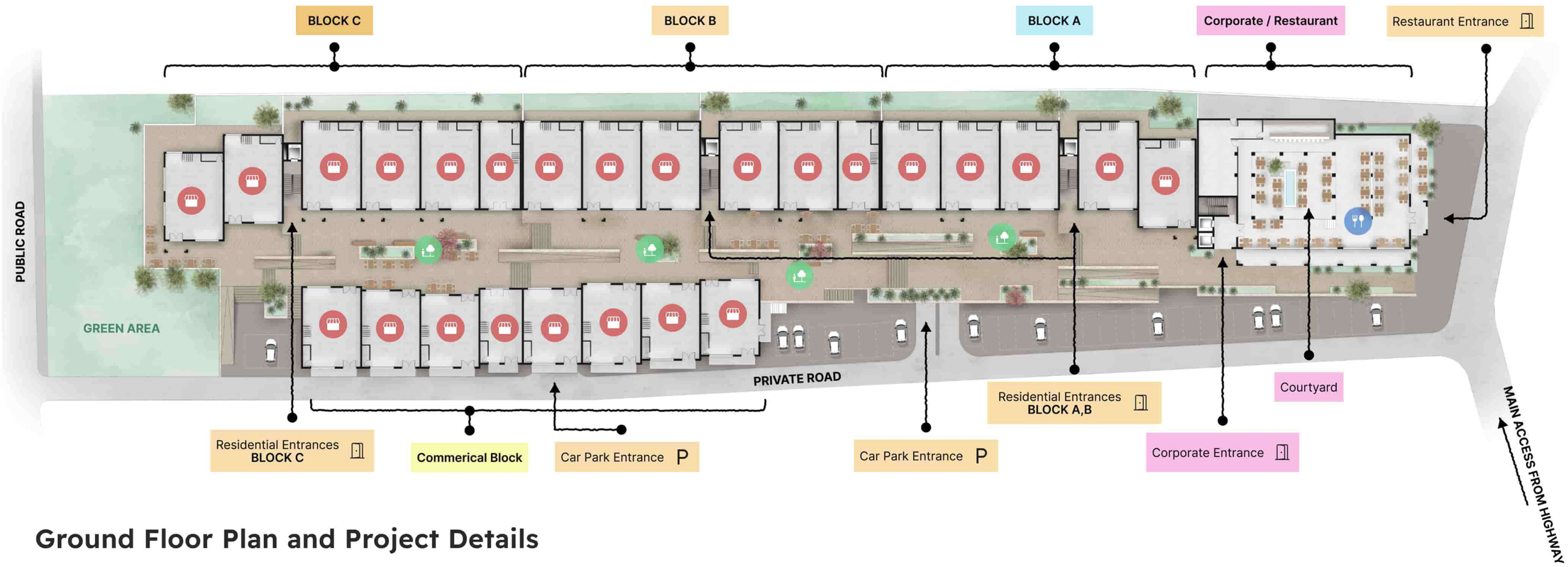
⌘ The Hillside Court — Aerial View. Boğazköy, Bağlaraltı, North Cyprus.



⌘ The Hillside Court — Aerial View. Boğazköy, Bağlaraltı, North Cyprus.

A Place of Character

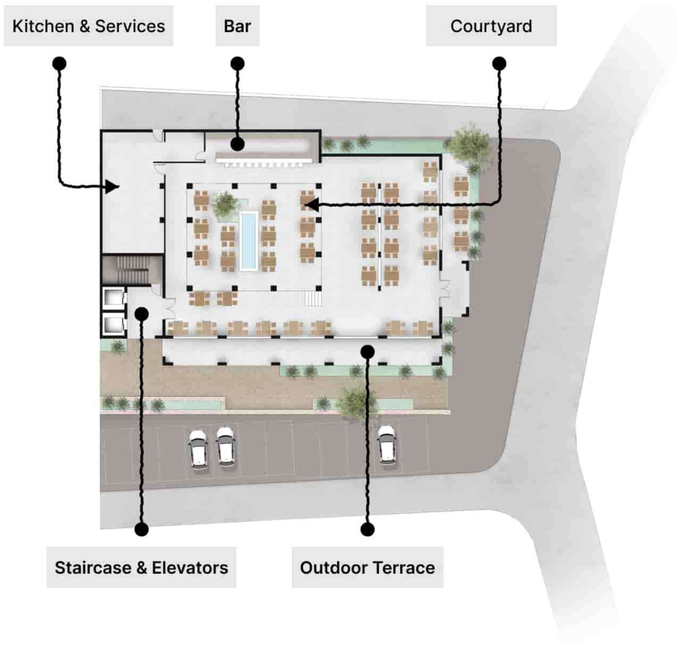
The proposed vision draws from the timeless architectural language of the Mediterranean — whitewashed facades, terracotta roof tiles, arched colonnades, generous balconies, and lush vertical planting — creating a development that feels rooted in its landscape rather than imposed upon it.



Ground Floor Plan and Project Details

The ground floor plan illustrates the relationship between the built footprint and the surrounding site — demonstrating how the 50% coverage parameter has been used to create generous circulation, landscaped courtyards, and a clear separation between the highway-facing commercial frontage and the residential interior.

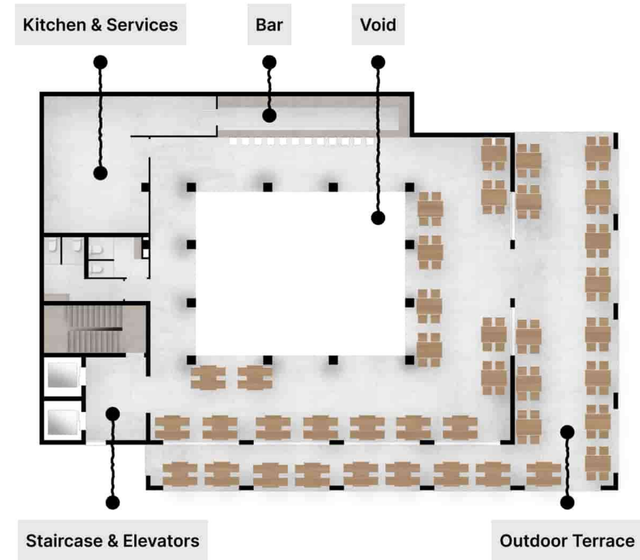
Corporate/Restaurant	Retail Units	Car Park	Studio Apartment	1 Bedroom Apartment
4	**25**	**189**	**70**	**62**



Corporate/Restaurant Ground Floor Plan

Total Area	Covered Area	Terrace Area
692 m²	**592 m²**	**100 m²**

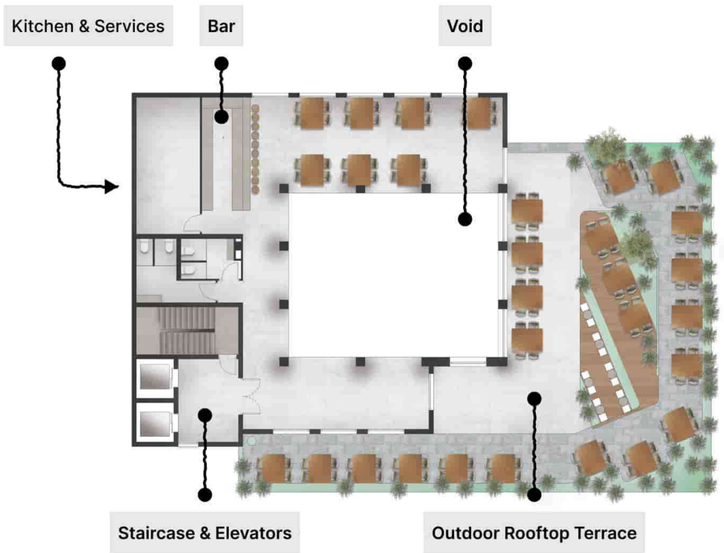
The ground floor opens fully to the outdoors, centered around an internal courtyard that is designed for year-round use, providing comfort in both winter and the hot summer months.



Corporate/Restaurant First & Second Floor Plan

Total Area	Covered Area	Terrace Area
549 m²	**387 m²**	**162 m²**

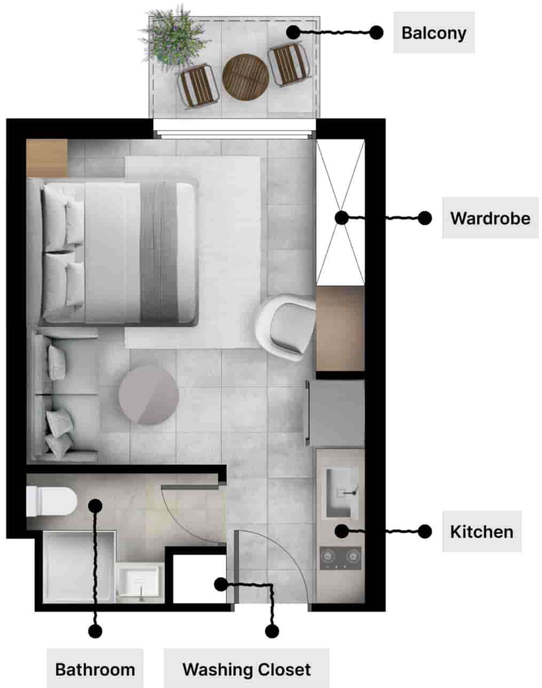
An adaptable, column-free floorplate arranged around a central void — suited to corporate dining, private event space, or a multi-level restaurant operation. The layout accommodates flexible seating configurations, with dedicated service cores and stairwell access on the western end.



Corporate/Restaurant Third Floor Plan

Total Area	Covered Area	Terrace Area
547 m²	**271 m²**	**276 m²**

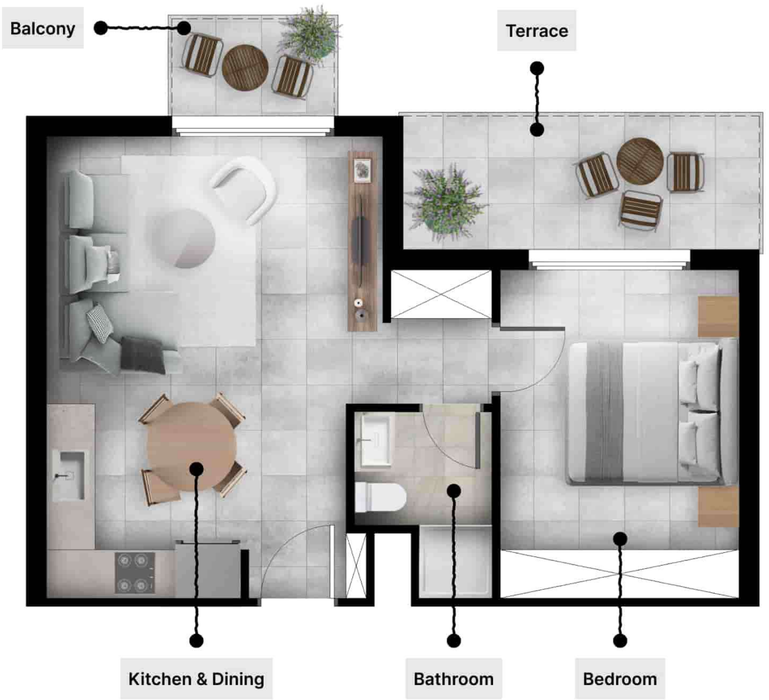
The top floor opens entirely to the outdoors — a wraparound terrace with landscaped planting and open-air dining facing the Kyrenia mountains. Whether a rooftop restaurant, a corporate event terrace, or a sky bar, this level is designed to be the most memorable room in the building.



Studio Apartment Unit

Covered Area	Balcony Area
33 m²	**2.4 m²**

Compact, well-resolved layout. Open-plan living and sleeping area, kitchenette, bathroom, and private balcony. Suited to student occupancy, short-term rental, or affordable residential sale.



One Bedroom Apartment

Covered Area	Balcony Area
45 m²	**9.7 m²**

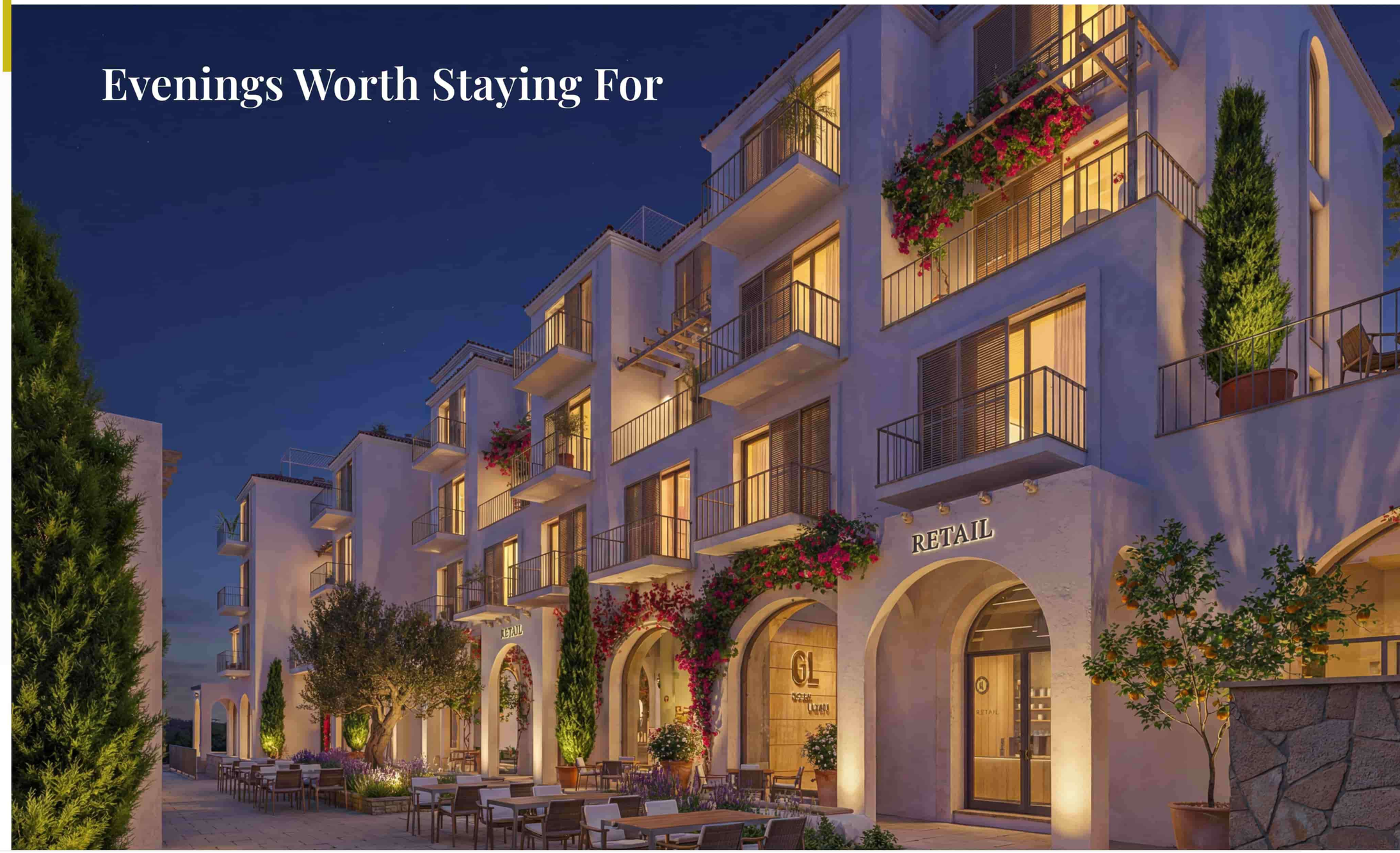
Separate bedroom and living area, full kitchen, bathroom, and generous balcony. Suited to long-term residential, expatriate rental, or serviced apartment operation.

Old soul. New purpose.

A community, not just a building.

Sky Above. City Below. Everything In Between.

Evenings Worth Staying For



Architecture That Invites