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Reasons Why You Should Attend University in North Cyprus

By Jan Korfanty

Whether you are looking to spend one semester abroad, or you want to receive a complete

education in a country other than yours, it would be hard to find a better place to attend university than North Cyprus.

First inhabited around 8,500–8,000 B.C., North Cyprus is an enchanting Mediterranean island located 40 miles from Turkey, 60 miles from Syria, and 250 miles from Egypt. At nearly 100 miles long and 40 miles across the widest section, North Cyprus is the third largest island in the Mediterranean.

Although Turkish is the official language of North Cyprus, English, French and German is widely spoken and welcomed by the local inhabitants. Students will have no problem communicating with their professors and fellow students in this cosmopolitan country.

Here is a summary of the five major universities in North Cyprus. Each one is fully accredited and supervised by the Ministry of Education.

½ Eastern Mediterranean University (EMU)

This is the oldest university in North Cyprus. EMU typically attracts over 15,000 students per year from around the world. The campus is located in the town of Famagusta where there are plenty of resources and night life to keep any student happy.

½ Near East University (NEU)

Located in the North Cyprus capital city of Nicosia, NEU is also a foreign student magnet. The university is known for having made an unusual investment in quality of life and recreational amenities for the student body.

½ Cyprus International University (CIU)

As the name indicates, CIU welcomes foreign students. It is proud to be known as the newest university in North Cyprus and it has formal working relationships with many of the world's finest universities to facilitate student exchange programs and international off-campus learning programs. CIU is located between the towns of Famagusta and Nicosia.

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½ Girne American University (GAU)

Definitely a university for American students to consider, GAU is widely known for its challenging and modern curriculum. It is located in Girne which is one of the most interesting and fun places to be in North Cyprus.

½ Lefke European University (LEU)

Established in 1990, LEU is also a relatively new North Cyprus university. LEU has developed an innovative educational model which has been attracting international students who are seeking a well-grounded but somewhat more exciting educational experience. LEU is located in the town of Lefke.

Visit each of these North Cyprus university web sites for complete details.

North Cyprus University Student Accommodations

North Cyprus is less expensive for university students than many countries and this is definitely reflected in the housing prices. All of the North Cyprus university campuses have dormitory rooms available which are available in one, two, three or four-person configurations.

Typical dormitory furnishings include beds, desks, chairs, bathroom and shower facilities as well as amenities like refrigerators, air conditioning and central heating. You can usually expect to find that electricity, water and housekeeping services are included in the annual rent. Rents typically range between 1,200 and 2,000 Euros per year. This works out to be about the same in U.S. dollars depending upon the exchange rate at the time.

Living off-campus is possible as well and there are many local property owners who specialize in letting flats and houses to North Cyprus university students. Sometimes living in the actual community can be an education in itself and it is definitely recommended for the more adventurous students.

Student Permit Requirements

Students who have been accepted to their desired North Cyprus university should contact the International Student Affairs department for information about securing a student permit. Permits are issued for one academic year at a time, running from September through September of the following year, and must be renewed annually.

Off-Campus Student Activities

North Cyprus is a very popular international tourist destination, so you can imagine that there is no shortage of nightlife and things to do on weekends and school holidays.

No matter what you want to do, including sightseeing, sailing, snorkeling or scuba diving, swimming, tennis, golf, or just laying on the beach, you'll find it somewhere in North Cyprus.

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There's an active and exciting nightlife available with clubs, movie theaters and more waiting to keep you occupied. Safety is not a big issue in North Cyprus because the government values the contributions to the economy that tourists and international students make, so crime is kept under tight control.

Don't miss the opportunity to shop at the stores and bazaars of North Cyprus. Remember, the citizens share a common heritage with the age-old merchants of Turkey where haggling for the best price is a historical tradition!

So, if you're looking for a top-quality international education, combined with a varied and interesting lifestyle in beautiful Mediterranean island environment, you need to attend university in North Cyprus.

Jan Korfanty helps people find their dream property in Northern Cyprus at

<http://www.cyprus-sea-terra.com>

. If you have any North Cyprus questions feel free to visit the site.

North Cyprus Property

By Leslie Hardy

North Cyprus Property has become a popular investment for many EU investors in recent years, with the majority of buyers being British.

Cyprus was effectively divided in two after 1974, when Turkey invaded the island and secured North Cyprus as a safe haven for Turkish Cypriots who were being persecuted by the majority Greek Cypriots.

The opportunity of the Annan Plan in 2004 for reunification of the island provided a powerful stimulus for the North Cyprus residential property industry and tourism. Despite the fact that a large majority of Turkish Cypriots voted in favour of reunification, the Greek Cypriots in the South voted against the Annan Plan. The negative vote of the Greeks was heavily influenced by the government, media and church in the South.

Within months of the rejection of the Annan Plan by the Greek Cypriots, South Cyprus joined the EU. This provided a further boost to property development in North Cyprus as many thought that it was incongruous for the south of the island to become an EU member while the north did not.

The scale of this euphoria was significant. Land prices in 2002 were often in the region of £2,000 a donum or 1,338 sq metres. During 2004, average land prices in the north rose to around £30,000 a donum and have continued to rise to near £40,000.

There has also been a flood of new Estate Agents and property developers entering the North Cyprus market, many of them British.

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However, the increase in land prices and the growth of activity in the sector has not been reflected in prices of property. A three bedroom villa with a pool on 700 sq metres of land will sell for around £88,000. Sales prices have only modestly increased since 2004.

The underlying economics are worth exploring. Current build costs are some £400 per sq metre, so a 130 sq metre villa will cost around £52,000. If a pool at £13,000 is added, then the total is £65,000. The cost of a 700 sq metre plot also should be added at £20,000, making a total of £85,000. The main Estate Agents in North Cyprus charge 5% commission, and when taxes are taken into account, there is very little profit, if any, for a builder or property developer.

These calculations explain the crisis in North Cyprus property development. There are scandals in which property developers disappear from the island, leaving unfinished properties in their wake, such as Gary Robb of Aga Developments Ltd. Several large construction companies and Estate Agents are also in financial difficulties, including North Cyprus Properties Ltd.

The exuberant optimism of 2004 has all but evaporated, and relations between the two communities have reverted to the negativity and bitterness of earlier decades. In order for Cyprus to be reunited, both sides need to support this vision, and within a framework of mutual compromise. Many consider that the Annan Plan was, and remains, a fair basis for reunification. Unfortunately, the Greeks have consistently rejected the main tenets of the Annan Plan without articulating any coherent counter

proposals.

>From an investor's viewpoint, the current situation may be considered a propitious time for property purchase, as prices remain flat. Certainly a 3 bedroom villa with a pool at £88,000 is half the price of a similar property in South Cyprus, while the price in Spain could well exceed £200,000.

However, the future of the market remains clouded with uncertainty. Firstly, the Greek Cypriots have consistently claimed that some 85% of the land in North Cyprus belongs to dispossessed refugees who fled to the South in 1974. Several Greek Cypriots have lodged cases with the European Court of Human Rights. There are apparently some 1,500 cases pending and these have now been referred to the North Cyprus Properties Commission, which is a North Cyprus institution, backed by Turkey. The Property Commission is a new agency and needs to demonstrate a capability to deal with such cases in a fair and effective manner.

Secondly, Turkey has made an application for EU membership. As Turkey is a secular muslim state, several EU members have expressed reservations. In order to facilitate the application, Turkey needs to open her ports and markets to other EU member states, including the Greek Republic of Cyprus. Turkey has refused to do this unless it is coupled with a relaxation of the isolationist measures experienced by North Cyprus.

The fact that South Cyprus is an EU member has led to an alleged dispossessed Greek making a claim in the UK against a British couple who have allegedly built a house on his land in the North. This is the Orams case. This case was heard in London during July 2006, and a ruling was made on 6 September 2006. The ruling was in favour of Mr & Mrs Orams and confirmed their right to purchase

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property in North Cyprus, regardless of whether the land had previously been owned by a Greek Cypriot. This is a landmark case and should provide a stimulus to the North Cyprus property market.

So it may take sometime for an investment of £90,000 to increase in value to over £200,000. In the meantime, an owner of a North Cyprus property can enjoy the unhurried and laid back lifestyle of the north and experience the friendship and warmth of the Turkish Cypriots.

Copyright by Leslie Hardy

Leslie Hardy is the UK Chairman of Wellington Estates Ltd, a north Cyprus property development company. Further information and articles can be found at

<http://www.wellestates.com>



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