

MEETUPS AND FESTIVALS IN NORTH CYPRUS



To Dear Sir or Madame,

Welcome to Northern Cyprus — a destination where culture, community, and opportunity come together in a rich tapestry of events. Throughout the year, the island offers a diverse array of festivals, meetups, and gatherings, each providing unique experiences for residents, visitors, and those looking to connect with the local lifestyle.

This document highlights key events across four main categories:

- A) Cultural Festivals (Music, Arts, Food & Tradition) Experience the island's artistic and culinary heritage through vibrant festivals celebrating music, theater, and traditional craftsmanship.
- **B)** Business and Investment Meetups Engage with industry leaders, entrepreneurs, and investors at networking events designed to foster economic growth and professional connections.
- **C)** Community and Social Gatherings Find your place in Northern Cyprus' welcoming social circles with meetups tailored for expats, digital nomads, and retirees.
- **D)** Recreational & Outdoor Activities Enjoy the island's stunning landscapes with a variety of outdoor events, from eco-tourism festivals to adventure sports and wellness retreats.

Whether you're here for business, culture, or leisure, this document will help you navigate the vibrant event scene of Northern Cyprus. Dive in and explore the experiences that await!

A) Cultural Festivals (Music, Arts, Food & Tradition)

Immerse yourself in Northern Cyprus' vibrant cultural scene, where every festival is a heartfelt celebration of heritage and creativity. From enchanting music performances in ancient abbeys to lively art exhibitions and traditional culinary feasts, these events bring the island's rich history to life:

- International Bellapais Music Festival (Kyrenia) A prestigious classical music festival held each spring (typically mid-May to mid-June) at the historic Bellapais Abbey. It attracts international orchestras and soloists, performing in the abbey's atmospheric courtyard. Tickets are sold for individual concerts (often available at local outlets like Deniz Plaza or the venue). This event is family-friendly for those with an interest in classical music, and retirees often attend the evening concerts.
- International Art & Culture Festival (Famagusta) An annual festival of music, theater, and art usually held in early summer (late June into July) amid the ancient ruins of Salamis and venues in Gazimağusa (Famagusta). Visitors can enjoy open-air concerts, art exhibitions and theatrical performances by both local and international groups. For example, the festival often kicks off with a concert in the Salamis amphitheater.
- **← Cyprus Theatre Festival** A month-long theatre festival held annually in September, featuring drama productions by Turkish Cypriot troupes as well as visiting

theatre companies from Turkey and abroad. Performances take place across multiple cities (Nicosia, Kyrenia, Famagusta) and at venues like the Atatürk Cultural Centre. It's a highlight for arts enthusiasts, including retirees and students. Tickets can be purchased per play (prices vary by production, generally affordable). The festival provides a feast of theatre for audiences, often with sold-out shows – a testament to its popularity.

✓ Jazz Festival (Kyrenia) – Every December, Kyrenia (Girne) swings to the sound of jazz. The Rocks Hotel in Girne has traditionally hosted this growing jazz festival, which now attracts well-known international and Turkish jazz artists. Shows are usually in a lounge or ballroom setting, making for an intimate atmosphere. Tickets are typically required (pricing can range from ~150 TL for club sets to higher for headline acts). Expats and locals alike look forward to this winter event, and hotels often offer packages for attendees.

✓ Beyond the arts and music, Cyprus also celebrates its rich agricultural heritage through a series of harvest festivals. These lively gatherings highlight the island's seasonal produce, offering visitors a chance to experience local flavors, traditions, and rural festivities firsthand. The next section (B) explores these unique celebrations.

B) Local Harvest Festivals

Throughout the year, nearly every region celebrates its local produce with family-friendly festivals (usually organized by village municipalities, with free entry). These community festivals combine food, folk dance, music, and crafts, offering an authentic taste of Cypriot culture:

♣ Tulip Festivals – Every March, wild Cyprus tulips are celebrated in villages like
Tepebaşı (Lapithos/Lapta region) and Avtepe (Karpaz). For example, the Tepebaşı

Tulip Festival is a weekend event in mid-March featuring nature walks to see the rare Cyprus black tulip, folk dancing, and local handicraft stalls. Similarly, the Avtepe festival (organized by Yenierenköy Municipality) includes live music, folk dance shows, and traditional food made with local tulips. These festivals are very popular with families – kids enjoy the colorful flowers and outdoor fun.

- Silk Cocoon Festival (Bellapais) Held in May in Bellapais village. This small festival showcases traditional silk weaving and cocoon handicrafts, keeping alive the once-important local silk industry. Visitors can see demonstrations of silk-making, buy souvenirs, and enjoy Cypriot folk music in the village square. Entry is free; a lovely cultural outing for seniors and families.
- Eco-Day Festival (Büyükkonuk) Büyükkonuk village (in the Karpaz region) hosts eco-tourism festivals twice a year, one in spring (May) and one in autumn (October). These Eco Days celebrate traditional village life expect organic food stalls, farmers' markets, olive oil pressing, donkey rides for kids, and even hands-on activities like bread baking. It's a community-driven event aimed at sustainable living. No tickets needed; just bring an appetite and enjoy a day in the countryside.
- Orange Festival (Güzelyurt) One of the largest and longest-running festivals in North Cyprus, held annually since 1977. Every late June to early July, Güzelyurt (Morphou) turns orange for about two weeks to celebrate the citrus harvest. The festival opens with a big carnival parade where locals (often children) dress up as oranges and floats covered in fruit roll through town. Each day features different events folk dance shows, concerts by Turkish Cypriot and Turkish pop singers, beauty pageants, sports tournaments (even backgammon and darts competitions), and orange-themed competitions. There's free freshly squeezed orange juice offered to visitors, and stalls sell local products and street food. Most activities are free, making it ideal for families.

- Walnut Festival (Lefke) Each summer (late June or July), Lefke region celebrates its rich walnut harvest. Visitors can sample fresh walnuts and walnut jam (ceviz macunu) a local delicacy and enjoy live music in the town square. Folkloric performances and a market selling walnut products are the main attractions.
- Iskele Traditional Festival Held in Iskele (Trikomo) typically in the first half of July. This multi-day festival highlights Turkish Cypriot traditions with crafts exhibitions, concerts (often Turkish folk and pop), and a beauty contest (the "Miss Iskele" pageant). It has a very local, communal feel great for retirees and expats to mingle with residents. Events are usually free, with evening concerts in the Iskele festival park.
- Grape Festival (Mehmetçik) Every August, the village of Mehmetçik (Galatea) in the Karpaz peninsula holds a Grape Festival coinciding with the grape harvest. Guests can stomp grapes in barrels, taste fresh grape juice and village wine, and watch traditional saz (lute) music performances. There are also beauty pageants and folk dance shows at night. Mehmetçik's festival is a bit off the beaten path, but a rewarding cultural experience for those interested in village life.
- → Hellim (Halloumi) Festival (Geçitkale) Late August or early September in

 Geçitkale, celebrating the famous Cypriot cheese hellim. You can watch

 demonstrations of hellim cheese-making, sample dozens of cheese-based foods, and
 enjoy entertainment like live music and dance. It's a unique food festival heaven for
 cheese-lovers!
- (Carob Festival (Tatlisu) In September, the coastal village of Tatlisu (between Kyrenia and Famagusta) honors the carob harvest. Carob molasses and sweets are on offer, alongside live bands in the evenings. This is a smaller community festival (often just a weekend event) a nice stop if you're driving the scenic coastal road.

• Olive Festival (Zeytinlik, Kyrenia) – Every October, the village of Zeytinlik (just outside Girne) hosts the Kyrenia Olive Festival, sometimes called just "The Zeytinlik" or "Templos Olive Festival". For several days, this quaint village comes alive with dozens of stalls under the olive trees selling olive oil, olive crafts, and delicious olive pastries. There are nightly concerts (Turkish Cypriot folk music and modern bands), folk dancing, and even competitions like olive-picking or olive recipe contests.

Tip: Explore real estate listings at <u>cyprops.com</u> and find your ideal living space near cultural and harvest festivals to stay connected with the community.

Beyond its time-honored festivals and rich cultural traditions, Northern Cyprus is quickly emerging as a hotspot for modern networking and entrepreneurial opportunities. The island's unique blend of historical charm and contemporary development has attracted property investors, entrepreneurs, and professionals from around the world. The next section (C) dives into the dynamic scene of Business and Investment Meetups, highlighting events designed to foster collaboration and growth in this vibrant community.

C) Business and Investment Meetups

Northern Cyprus is also developing a scene for business networking and investment-related events, catering to property investors, entrepreneurs, and professionals:

Real Estate & Investment Expos – North Cyprus' booming real estate sector is often showcased at international property fairs. For instance, developers from North Cyprus regularly participate in the Property Investment Summit & Expo held in Istanbul (such as the JNR Real Estate Summit). These expos, while not on TRNC soil, are important meetups for investors interested in Northern Cyprus – featuring booths from TRNC construction firms and seminars on buying property. At the Real Estate

Projects Exhibition, North Cyprus companies displayed projects to thousands of visitors, highlighting the island's investment potential. Locally, real estate agencies and developer groups sometimes host open-house weekends and property investment seminars in Kyrenia and İskele, especially during summer when foreign investors visit. These are usually free info sessions with tours of new projects.

- → Business Networking Retreats Exclusive networking events have started to appear, often blending business with leisure. One notable example is a 5-Day Business Networking Retreat at the Korineum Golf & Beach Resort (Esentepe) in May. This retreat invited professionals and entrepreneurs for a week of conferences in the mornings and golf or leisure activities in the afternoons. Set on an 18-hole championship golf course with sea views, it provided a relaxed environment to form partnerships and discuss investments. Such retreats (usually organized by international event companies or local business associations) come with package pricing for accommodation and event access.
- Chamber of Commerce & Economic Forums The Turkish Cypriot Chamber of Commerce and industry groups occasionally hold forums and summits that investors can attend. For example, the Türkiye-TRNC Chamber of Commerce Forum has organized economic conferences aimed at strengthening ties and showcasing opportunities in the TRNC. Additionally, international business forums like an Azerbaijan-Northern Cyprus Business Forum have taken place in Lefkoşa, bringing together foreign delegates and local business leaders. These events are open to businesspeople (sometimes by invitation or with a registration fee).
- Entrepreneur Meetups The startup ecosystem in North Cyprus is small but growing. Coworking spaces in Lefkoşa and Girne (e.g. "Co-Operate Workspace") have hosted tech talks, coding bootcamps, and entrepreneur mixers. Occasionally, bi-communal initiatives like CyprusInno organize networking mixers and startup weekends that include participants from the north. A few years ago, a startup

roadshow hosted by Stage-Co included meetups in North Cyprus where local entrepreneurs pitched ideas to mentors as part of a regional tour.

Investor Conferences – North Cyprus universities sometimes host academic/business conferences that outside investors attend. For example, Eastern Mediterranean University (EMU) in Famagusta has held an annual International Business Congress, and Near East University in Lefkoşa often hosts economic panels. While academic in nature, they offer networking opportunities. Ticket prices for conferences vary; public talks are often free, whereas full conference registration can be €50–€100 for industry attendees.

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✓ If you're a prospective investor or entrepreneur new to Northern Cyprus, consider contacting local expat business associations. They can inform you of any upcoming business meetups or real estate tours. Also, checking local English-language news is a good way to hear about seminars like or law firm workshops on business startup procedures. The next section (D) explores the social fabric of Northern Cyprus, where a thriving expat community creates plenty of opportunities to connect.

D) Community and Social Gatherings

A strong expat presence in Northern Cyprus means there are plenty of community-led meetups ideal for retirees, digital nomads, and families.

Expat Social Clubs – Several organizations serve the expat and retiree community with regular meetups:

The British Residents' Society (BRS) – A long-standing group for British expatriates in TRNC. BRS organizes informative meetings and social events throughout the year. For example, they host blood donor days (community charity drives), an annual Summer Ball, and periodic seminars on residency, healthcare, and property issues. Many events are low-cost or free for members. Non-members can often join for a small fee or donation. BRS gatherings are a great way for new retirees to make friends and get advice on living in North Cyprus.

The Foreign Residents in the TRNC (TFR) – An association uniting expatriates of various nationalities (German, British, Turkish, etc.). TFR is known for its numerous social events, including a weekly get-together every Friday afternoon for casual coffee and chat. These Friday meetups are typically at a cafe or beach bar in the Alsancak/Lapta area west of Kyrenia and are open to all nationalities – perfect for sharing tips or simply socializing. In addition, TFR runs hobby groups; for instance, they launched a weekly Canasta cards group that meets every Thursday at 1:30pm in Alsancak's Acmenya Restaurant, often followed by a group lunch. Other activities include organized day trips, bowling nights, and holiday parties. Most TFR events either have no fee or just the cost of food/drink consumed; larger excursions might have a set price.

Anglo-Turkish Association (ATA) – A friendly society bringing together Turkish Cypriots and English-speaking expats. The ATA of Northern Cyprus arranges at least one event each month, often a cultural outing or a group meal. A recent example is their Social Gathering Luncheon at the Salut Marine Restaurant in the old Kyrenia Harbour. Members and guests enjoyed a set menu of Cypriot meze and main courses, dining by the sea. The ATA also organizes charity fundraisers and guided tours.

Foreign Ladies Groups – There are informal groups like the North Cyprus Ladies Coffee Morning which convene at different cafes in Kyrenia on a weekly or monthly basis. These are often announced in Facebook expat groups. They provide a casual setting for spouses of expats or single retirees to socialize. Similarly, charity

organizations such as Tulips (Help Those With Cancer Association) hold coffee mornings and brunch meetups to raise funds, open to anyone.

Digital Nomad Meetups – The remote work crowd in Cyprus tends to center in Nicosia and Kyrenia. Notably, there is a Nicosia Digital Nomads Meetup Group (on meetup.com) that has over 200 members and meets monthly in Nicosia. They typically organize a casual get-together at a cafe or pub – often dubbed "Thursday Drinks" – where freelancers and remote workers can chat, network, and share travel tips. This is a perfect event for newcomers working remotely to make connections. In Kyrenia, while there isn't a formal nomad meetup, many remote workers informally gather at popular Wi-Fi cafes (like Gloria Jean's by Kyrenia harbor) – joining local Facebook groups can help you find these meetups. The coworking space Co-Operate in Nicosia also occasionally hosts tech talks or "work 8 meet" days, which are advertised on their site and open to all digital professionals.

Family-Oriented Community Events – For families (especially those with children),
Northern Cyprus offers community events that are both fun and a chance to meet
others:

Local Festivals & School Fairs – In addition to the big cultural festivals mentioned earlier, look out for school fairs and holiday festivals. For example, around Christmas time, Kyrenia Municipality often holds a Christmas Bazaar (despite being a Muslim community, New Year and Christmas are celebrated secularly) where expat families run stalls, Santa visits, and kids' choirs sing. Similarly, many international schools (English School of Kyrenia, NEU College, etc.) have spring fairs open to the public – great for kids' entertainment and for parents to socialize.

Sunday Open Market (Lefkoşa) – Every Sunday morning, the Lefkoşa (North Nicosia) Municipal Market is held near the old walled city. This open market is a bustling affair where farmers sell produce and vendors offer everything from clothes to

souvenirs. Lately, it has also become a social meetup spot – one can see families shopping and then gathering at nearby cafes. (Note: occasionally the schedule shifts if a big event occurs; for instance, the market moved to Saturday on a marathon weekend.) It's free and very lively – a nice weekend outing for all ages.

Lapta Tourism Festival & Lambousa Market – In Lapta (west of Kyrenia), the Lapta Tourism Festival in June combines community parades, kids' performances, and even sandcastle competitions on the beach. It's small-scale and mostly attended by local families and expats living in the area. Also notable is the Lambousa Saturday Market in Alsancak (Lapta region) – while technically a weekly flea market rather than a "festival", it's a gathering point for many British, German, Turkish and Scandinavic expats. Every Saturday morning at the old Lambousa resort grounds, vendors (many expat-run) sell homemade pastries, secondhand books, and crafts. You'll often find a charity stall (e.g. selling homemade marmalade for Tulips charity) and a cafe area where people linger to chat. It's a wonderful social hub for retirees and also kidfriendly.

Cultural Exchange and Bi-Communal Events – Given Cyprus' unique situation, there are also bi-communal meetups in the UN Buffer Zone where Turkish Cypriots and Greek Cypriots (and foreigners) mingle. The Home for Cooperation in the Ledra Palace area of Nicosia hosts events like language exchange nights, film screenings, and music jams that attract a mixed crowd from both North and South.

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✓ If you're interested in hiking, running, cycling, or watersports, consider joining local clubs and outdoor groups. Many events are open to all skill levels, and they're a great way to meet like-minded people while staying active. The next section (E) dives into the

best recreational and outdoor activities in Northern Cyprus, helping you make the most of the island's natural playground.

E) Recreational & Outdoor Activites

For those interested in sports, nature, and adventure, Northern Cyprus has a variety of events and meetups in the great outdoors.

TRunning Events (Marathons & Races) − In recent years, Northern Cyprus has launched annual road races that draw big participation:

Lefkoşa (Nicosia) Marathon – The Ülker Lefkoşa Marathon is held every fall, typically in October. Thousands of runners of all ages take part, including international participants and locals, in races of 3 km fun run, 10 km, and the flagship 21 km half-marathon. The event is organized by the Nicosia Turkish Municipality and doubles as a charity fundraiser – each year the registration fees (which are modest, e.g. 50–100 TL for 10K) go toward a social cause or local charity. It's a festive day in the capital with streets closed to traffic, music at the start/finish, and families cheering along the route. Even if you're not a runner, it's enjoyable to watch or join the 3 km family walk.

Girne Half Marathon – Kyrenia's own road race, officially the Pasha Group Girne Half Marathon, takes place each September. The race, organized by Girne Municipality with corporate sponsors, includes a 21K half-marathon, 10K run, and a 3K fun run for the public. It starts and ends on Girne's seafront (usually near the Atatürk statue), offering a scenic course through the town. Leading up to race day, there's a "Pasta Party" and bib pickup at a local hotel, adding to the community camaraderie. Entry fees range from ~150 TL for the half marathon to a token 50 TL for the 3K. This event is very welcoming to expat runners and even walkers – a number of retiree

residents join the 3K each year for the experience. Spectators line parts of the course, and it ends with an awards ceremony and often live music.

Other Runs and Races – Besides the two city marathons, there are occasional smaller runs: for example, iskele and Famagusta have hosted 5K/10K "city runs" on special occasions. Also, the Kyrenia Mountain Trail ultra-run has been informally organized by running enthusiasts (a challenging 10K+ trail up the Besparmak range). If you're into running, joining the Hash House Harriers (see below) is a fun way to both exercise and socialize.

Walking & Hiking Groups – Northern Cyprus' natural beauty makes it perfect for walking meetups:

North Cyprus Hash House Harriers (H3) – Part of the global Hash House Harriers running/walking club, the North Cyprus "kennel" meets on the first Sunday of each month for a hike ("hash") followed by a picnic or beers. Each month they choose a different trail – often in the Kyrenia Mountains or Karpaz – and set up a route for participants to follow at their own pace (runners go ahead, walkers follow the marked trail). It's a very social, family-friendly event: after the walk, everyone gathers for refreshments, making it a great way to meet fellow outdoor enthusiasts. They arrange transport by coach from central points to the trail start and back. A small fee (to cover transport and drinks) is usually collected, e.g. 30–40 TL. Details of each month's hash (meeting time/place) are posted on their Facebook group and in the local press (the Cyprus Today newspaper often lists the upcoming Hash run). All ages are welcome – even dogs on leash.

Guided Nature Walks – Enthusiasts Maureen & Tony Hutchinson have for years led the Walks and Wild Orchids group, guiding nature walks in the spring to spot rare wild orchids in the mountains. These walks typically occur in February–April when Cyprus' wildflowers bloom. They are informal and free; the group meets at a

designated point (announced in expat forums) and goes hiking for a few hours, with Tony pointing out different orchid species. This is ideal for retirees or anyone interested in botany. Similarly, the KAR (Kyrenia Animal Rescue) Walking Club organizes sponsored walks in the hills to raise funds for the animal rescue – a good cause combined with exercise.

Trekking and Mountaineering Club – The Besparmak Trail (a long-distance trail across the Kyrenia mountains) has segments that local hiking clubs tackle on weekends. The North Cyprus Hiking Club (mostly locals) posts hike announcements (in Turkish) for treks on trails like St. Hilarion Castle trail or Five Finger Mountain. Expats often join; it's a great cultural exchange and usually free. Carry water, a hat, and good shoes!

Cycling & Biking Events – While not as frequent as running events, there are some cycling meetups. A group of expats and locals formed a North Cyprus Cycling Group that does weekend road bike rides (meeting in Çatalköy or Famagusta, varying routes). Also, an annual Cycling Tour of North Cyprus has been held in spring in the past, which was a multi-stage ride organized by the Cycling Federation. For mountain biking, check out events at the Akdeniz village – they have an eco-tourism center that occasionally holds MTB races on the trails by the sea pines. For motorbike enthusiasts, the TRNC also has biker clubs that do group rides on Sundays (Harley club, etc.).

Sailing & Watersport Festivals – Surrounded by the Mediterranean, North Cyprus offers sailing events that both amateurs and spectators can enjoy:

Kyrenia Sailing and Maritime Sports Festival – A newer annual event hosted by Kyrenia Marina and the Akdeniz Sailing Club. Young sailors from clubs across North Cyprus compete in classes like ILCA (laser) and Optimist dinghy races to showcase their skills. There was also a Turkcell-sponsored single-hull yacht race and even a Halil Falyalı Fishing Tournament during the festival. The public can watch the races

from Kyrenia harbor or the new marina; on the final day, there's a "Hello Summer" party and award ceremony with music. No tickets required – just come to the harbor. This festival is great for families (kids love watching the little Optimist sailboats) and for anyone into boating. If you want to participate, the Akdeniz Sailing Club sometimes offers guest sails or you can rent a spot on a spectator boat.

Offshore Regattas – Kyrenia is occasionally a terminus for international sailing rallies. For instance, the Muğla–Kyrenia Offshore Yacht Race (part of the "North Cyprus Cup") is planned, where dozens of Turkish yachts will race across to Kyrenia. Similarly, the TRNC authorities have supported an annual yacht rally from Istanbul to Girne in past years. When these happen, the yachts dock at Girne Tourism Harbor and the sailing crews mingle with locals in celebration. It's not exactly a public event, but visiting the harbor during a regatta finish is exciting – usually there are welcome ceremonies.

Diving Meetups – North Cyprus is a diver's paradise (with sites like the Zenobia wreck accessible via the south). While there isn't a specific "diving festival," the many dive centers (in Kyrenia, Alsancak, and Karşıyaka) often host group dives and PADI courses. Some expat divers organize weekly shore dives (announced on forums). Families or retirees who are divers can join these outings – costs are typically the standard dive fee (~€30 per dive including gear).

✓ Sports Tournaments and Clubs – If you prefer participating or watching sports, there
are options:

Golf Tournaments – The Korineum Golf Club in Esentepe holds regular amateur tournaments (monthly medal, etc.) and an annual Pro-Am tournament that attracts golfers from Turkey and Europe. Visitors can watch for free or join if they have a handicap (tournament fees apply, e.g. €50). It's a good networking spot for business-minded expats as well.

Tennis and Bowling – The Girne Municipality has an annual Tennis Cup tournament in spring at the Karaoğlanoğlu courts; registration is open to all ages. Likewise, the Kings Leisure Centre in Ezic Premier (Kyrenia) often runs bowling league nights popular with expats – a fun casual meetup.

Motorsports – Kyrenia Rally – Petrolheads will enjoy the rally racing scene. In late October, the Kyrenia Rally took place over three days, organized by the TRNC Tourism and Automobile Association. Rally cars raced through picturesque Kyrenia villages like Serdarlı, Tirmen, and a special stage on Girne's Kordonboyu coastal road. Spectators lined the route, especially for the city stage between Dome Hotel and the harbor, which was closed off for the night-time speed show. The event was free to watch (roads were closed and marshals managed crowd safety) – a thrilling experience for families with teens or anyone into motorsports. The rally scene is growing; earlier in the year the Güzelyurt Rally and other local rallies are also held.

Charity Sports (Fun Runs & Swims) – Keep an eye out for charity-oriented outdoor events. For example, Tulips Charity Fun Run: an annual 5km run/walk in spring (often starting from Alsancak) raising funds for cancer patients. And for the brave, the Esentepe Fun, "Run and Ramble" (yes, that's its name!) is another yearly charity walk/run event that also includes a springtime swim across Esentepe bay – popular among the expat community, followed by a picnic. These events usually request a donation (like 50 TL) to participate, and all proceeds go to local charities. They're heavily advertised in expat circles and are a wonderful way to meet people while contributing to the community.

Northern Cyprus awaits – where every festival celebrates life, every business meetup sparks new ideas, and every connection brings you one step closer to the home you've always dreamed of.

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