

K'SABA - İskele

A New Interpretation of Mediterranean Living

BY RÜNN DEVELOPMENT



A New Generation Real Estate Developer

Who Are We?

Rünn Development is a boutique real estate development firm based in Northern Cyprus. With our design-focused approach and visionary team structure, we develop projects tailored to modern Mediterranean living. In every project, we create original concepts that blend lifestyle with investment value.

- Design-focused boutique approach
- Strong connections across Europe, Turkey, and the Mediterranean
- Long-term brand vision
- Young, dynamic, and visionary team

"We don't just develop projects. We create living concepts that people can connect with."

Active Projects

Across Northern Cyprus

Premium

Boutique-scale luxury



Rünn Philosophy

Building More Than Real Estate

Today's buyers are no longer purchasing square meters alone. In modern living, people seek not just a space, but **how it makes them feel** — with trust, peace, design, and a sense of community leading the way.



Lifestyle & Peace

We design spaces that create a sense of community within simplicity and privacy.



Timeless Architecture

A lasting aesthetic shaped by warm minimalism and Mediterranean textures.



Investment Value

Accessible luxury concepts that balance emotional satisfaction with strong financial returns.



The Mediterranean's Rising Investment Region

Why Northern Cyprus?

Quality of Life

- 300+ days of sunshine per year
- Relaxed and safe pace of life
- International living culture
- Life infrastructure influenced by English culture
- The unique natural beauty of the Mediterranean

Investment Opportunity

- Growing international demand
- Strengthening tourism sector
- Accessible prices compared to Europe
- Strong rental potential
- High growth and value appreciation potential

"Northern Cyprus is one of the rare regions in the Mediterranean that can still offer early-stage investment opportunities." - Forbes, 2021

The World's Attention Is Turning to Northern Cyprus

Northern Cyprus is now on the radar not only of regional investors, but also of international investment publications.

One of the Most Affordable Real Estate Destinations Abroad

Top Seaside Investment Opportunities

An Emerging Mediterranean Investment Market

"Smart investors enter before global visibility begins. Even smarter ones enter as visibility starts."

1. Media visibility begins
2. Foreign investor inflow follows
3. Prices reposition

Forbes highlighted Northern Cyprus in recent years among the regions standing out in the categories of seaside investment and affordable Mediterranean real estate. (Forbes, 2021)



Forbes



4 Hot Markets For Overseas Property Investme...

Overseas property investors and second home buyers should have these four markets, which have been ho...



Not Just an Island. A Strategic Region.

Strategic integration projects between Türkiye and Northern Cyprus are continuing without slowing down.

**Türkiye-KKTC
natural gas
pipeline project**

**Energy
infrastructure
integration**

**Strengthening
regional ties**

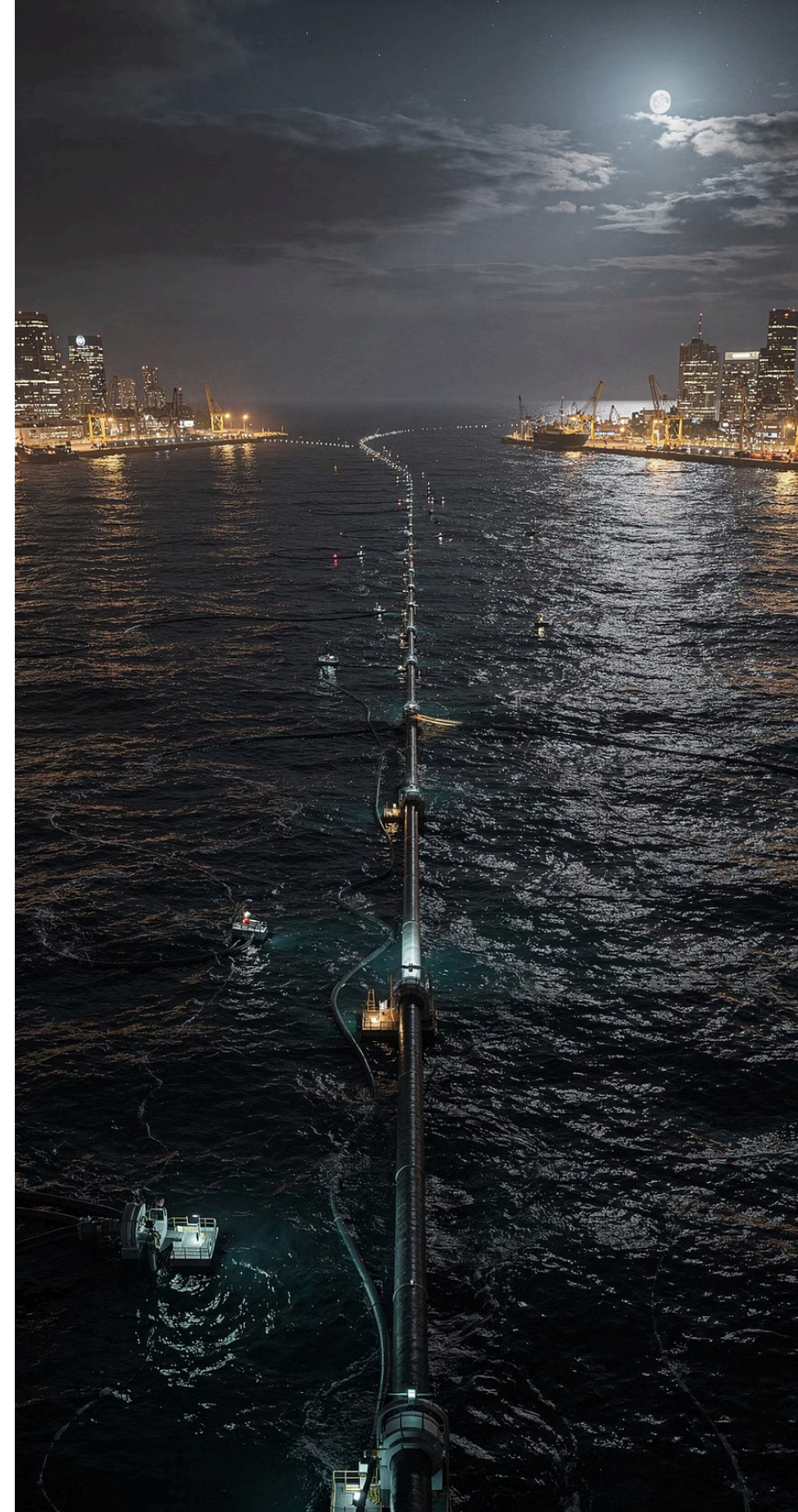
Long-term strategic investments

"Large infrastructure investments transform not only cities, but real estate markets as well."

Why Does It Matter?

- It increases investment confidence
- It creates long-term growth expectations
- It supports the real estate market
- It accelerates regional transformation

As of 2026, it was announced that Türkiye's state energy company BOTAŞ continues engineering work for the Türkiye-KKTC natural gas connection. (eKathimerini)



ONE OF THE MEDITERRANEAN'S LAST 'EARLY' MARKETS

One of the Mediterranean's last "early" markets, Northern Cyprus is still early

Spain, Dubai, Bodrum, Tulum, Mykonos... Today, many regions that are premium lifestyle destinations around the world were once seen as 'early investment markets.' Northern Cyprus still retains that window of opportunity.

Still affordable compared to the rest of the Mediterranean

Growing interest from foreign investors

Strengthening tourism

Rising lifestyle culture

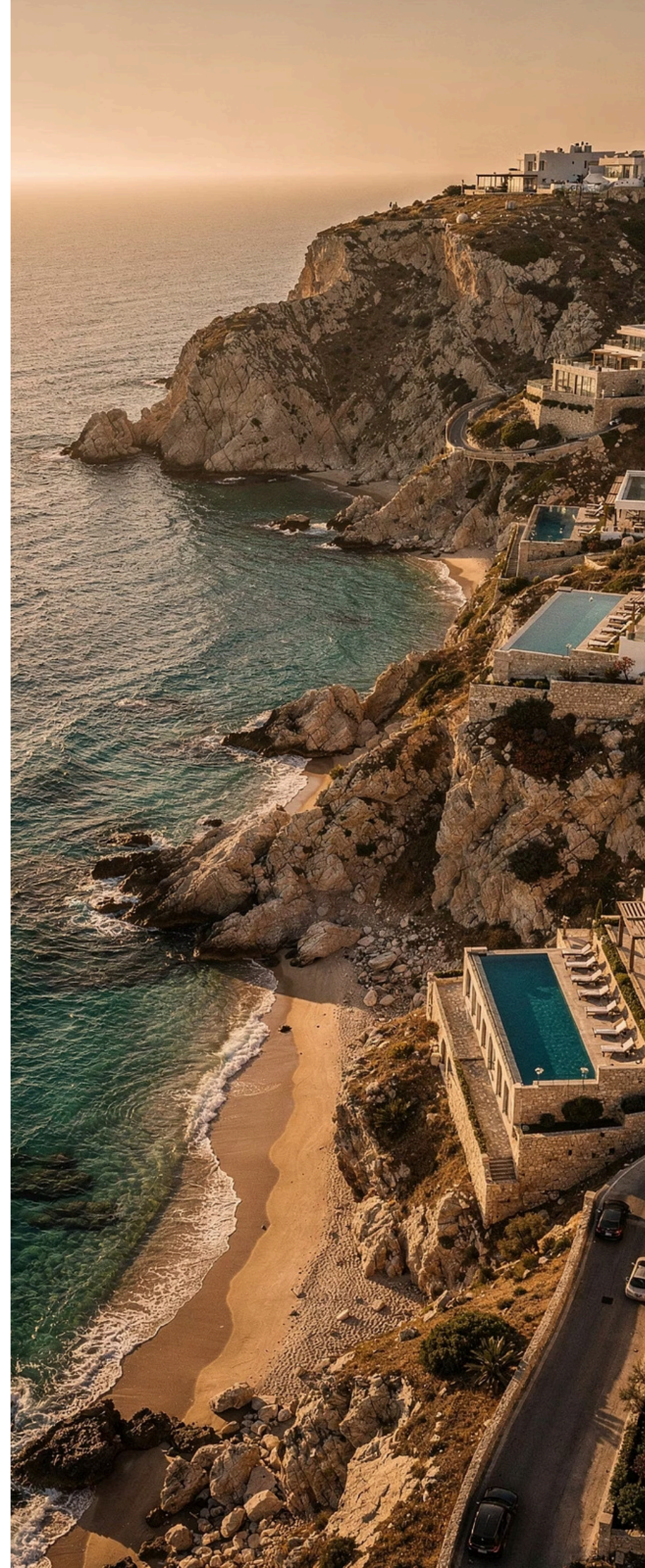
Proliferation of modern projects

"The biggest gains are made not after everyone arrives, but as everyone starts to come."

Northern Cyprus today:

- Discovered, but not yet saturated
- A market in the growth phase
- The window of opportunity is still open

According to 2026 analyses, Northern Cyprus's real estate market is now transforming from a 'niche expat market' into an international investment market. (Property Globus)





Cyprus's Fastest-Rising Region

Why Iskele?

Iskele has become one of the most notable investment and lifestyle destinations in Northern Cyprus in recent years. Combining the vibrant beachfront life of Long Beach with developing infrastructure and growing foreign interest, the region stands out for its value appreciation potential.

Growth

Rapid regional development, new investments, and increasing international interest

Tourism

Long Beach, demand for summer rentals, casino and holiday tourism

Lifestyle

Beach clubs, restaurants, modern projects, and a family-friendly environment

Transportation

Proximity to Famagusta, main road connections, and a developing lifestyle corridor

What Is Missing in Today's Market?

The Current Market

Looking at the current housing supply in Northern Cyprus, the dominant trend is clear:

Repetitive apartment projects and dense development

Lack of privacy and characterless architecture

Rapidly rising villa segment prices

What Does the Modern Buyer Want?

Today's informed buyers enter the market with a much clearer expectation:

Semi-Detached villa living and a boutique community feel

Design-focused, warm, and distinctive architecture

A private living experience at accessible prices

 **K'SABA** was born precisely to meet this need.

K'SABA İSKELE

A Boutique Mediterranean Villa Community

K'SABA was designed with a modern Mediterranean village feel, a calm living atmosphere, and a boutique-scale community structure. Offering a balanced, timeless concept in terms of both living experience and investment value, K'SABA is rooted in being warm, natural, minimal, and peaceful.

"K'SABA cares not about showiness, but about how it makes you feel."



Modern Mediterranean Architecture

Architectural Language

K'SABA's architectural identity interprets the Mediterranean's long-standing aesthetic tradition with a contemporary sensibility. Every detail has been carefully selected; every material and every line has come together to create a feeling rooted in this land.

- **White architectural tones & natural textures**
- **Wood details & minimal lines**
- **Spacious open living areas**
- **Olive, lemon trees & Mediterranean vegetation**

Simple. Warm. Timeless.



3+1 Duplex Villas

Living Spaces

🏠 Ground Floor

- Closed Area: 67.78 m²
- Entrance Hall: 4.68 m²
- Living Room: 20.88 m²
- Kitchen: 19.84 m²
- WC (Toilet): 2.90 m²
- Stairs: 11.55 m²
- Back Garden
- Front Garden
- Building Entrance
- Parking

🛏 Upper Floor

- Closed Area: 67.78 m²
- Shared Bathroom: 4.91 m²
- Hall: 4.41 m²
- Bedroom-1: 11.52 m²
- Bedroom-2: 11.39 m²
- Bedroom-3: 10.87 m²
- Suite Bathroom: 4.35 m²
- Dressing Room: 5.21 m²

Ground Floor Plan



Upper Floor Plan



Family

Functional living

Vacation

Mediterranean experience

Investment

Rental potential



Customize Your Lifestyle

Optional Packages

K'SABA residents can shape their experience according to their own lifestyle preferences. With four different optional packages, make your villa life more comfortable, sustainable, and personal.

Pool Package

Turn your home into a true Mediterranean retreat with a private swimming pool.

Furniture Package

Move into a home that is ready to live in with a design-focused furniture selection.

Underfloor Heating Package

A premium heating system for a comfortable indoor experience in every season.

Quiet Yet Connected

Location Advantages



K'SABA is located in a strategic spot that balances peace with accessibility. It offers a lifestyle close to all the essentials of daily life, yet away from the crowds.

01

Long Beach

Only 3 minutes away

02

School & Police Station

Right nearby, for a safe family life

03

Daily Access

Markets, restaurants, and cafes within easy reach

04

Famagusta

City center access, along the main road axis

Designed for Different Lifestyles

Who Is It For?



For Families

Family life in a safe, peaceful, and functional environment. An ideal home with child-friendly spaces and villa comfort with a garden.



For Investors

A smart real estate investment in a region with strong price advantages, high rental potential, and rapidly rising value.



For Summer Use

A boutique, low-density holiday escape just minutes away from one of the Mediterranean's most beautiful coastlines.



For First-Time Homebuyers

The opportunity to own a detached villa at apartment prices. A life-changing step up in quality of living.

Strong Rental Potential

Investment Analysis

The Iskele region is one of the rare locations offering strong rental yields, driven by increasing demand from foreign residents and the influence of Long Beach. K'SABA villas see high demand for both long-term and holiday rental models.

£1,500

Monthly Rent

Long-term rental estimate

£18K

Annual Income

Average annual rental return

~8 years

Payback

Approximate investment payback period

K'SABA Investment Advantages

→ Accessible entry price in the villa segment

→ Strong rental rates for the area

→ Low operating and maintenance costs

→ Rising regional value and capital gain

✓ A high-rental-potential detached villa investment at the price of an apartment in many markets.

"K'SABA offers a sense of living while also creating a strong balance on the investment side."

What Makes K'SABA Different?

Value Proposition

In the Market Today

Many studio apartments and small apartment units have reached similar or even higher price levels. Buyers are forced to allocate large budgets to small spaces.

Limited living space and privacy

Constraints of apartment living

Low emotional and lifestyle value

With K'SABA

Semi-Detached Villa

Private garden, pool, and freedom of living

Boutique Community

Sense of neighborhood, security, and belonging

Investment Strength

High rental yield and capital appreciation

Private Mediterranean villa living at accessible prices.

A Lighter Pace of Life

The K'SABA Feeling

Slow Mornings

The peace of sipping your coffee while watching the sunrise from your terrace.

Warm Evenings

The Mediterranean breeze, the sound of olive trees, and the quiet luxury of days ending by the pool.

Quiet Luxury

Not showiness, but feeling. Not speed, but rhythm. Living in K'SABA is the most refined form of simplicity.

"K'SABA was designed to make daily life feel lighter."





Welcome to K'SABA

A modern interpretation of Mediterranean living.

K'SABA İskele is a rare opportunity that brings together investment value and quality of life, carrying timeless Mediterranean architecture into modern comfort. Designed as both a home, a sanctuary, and a powerful investment asset, K'SABA continues to await you.

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