TIMES HIGHER EDUCATION / IMPACT RANKINGS EVIDENCE FACT FILE

SDG 11 / INDICATOR 11.4.5
Affordable Housing for Students

Cyprus International University • North Cyprus – Türkiye • www.ciu.edu.tr



SDG 11	11.4.5	2,790
Sustainable Cities and Communities	Affordable housing for students	Beds in university-owned residence halls

Purpose of this evidence file

This fact file documents the affordable housing Cyprus International University (CIU) provides for students, supporting THE Impact Rankings SDG 11 measure 11.4.5. CIU, as a body, owns and runs residence halls with 2,790 beds in seven accommodation types, publishes its fees in advance, prices them well below the Nicosia average, and offers payment plans, work-study and a discounted tuition, room and board package. The source document is reproduced in Appendix 1.

INDICATOR 11.4.5

Affordable housing for students at a glance

University-owned halls, all-inclusive and transparent fees, and financial support for paying them.

2,790	47–60%	€690
Beds across seven accommodation choices in 18 buildings	Below the Nicosia average annual price, even with 10% VAT added	Per person per year in a 4-person dormitory, plus 10% VAT

Headline result

Direct provision. CIU owns its residence halls, so it controls quality, safety and cost. Rooms range from single to quadruple occupancy, and priority for on-campus housing goes to international and first-year students.

Priced below the market. Against the Nicosia average, CIU's yearly price per person is €1,050 against €2,875 for a 2-person dormitory, €690 against €1,437 for a 4-person dormitory, and €770 against €1,916 for a 3-person apartment (CIU prices before 10% VAT). Fees include utilities, high-speed Wi-Fi, 24/7 security and common areas.

Support to pay. Installment plans instead of a lump sum, on-campus work-study, a discounted tuition, room and board package, and a 10% discount when accommodation and the €1,750 annual meal plan are bought together.

Evidence scope

No.	Evidence item	Value / note
1	University-owned residence halls: studios and apartments, single to quadruple occupancy	2,790 beds
2	Fee comparison with the average Nicosia annual price, per person	3 room types
3	Fees published in advance on the CIU website; online fee calculator	Transparent
4	All-inclusive pricing: utilities, Wi-Fi, security, cleaning, common areas	Included
5	Priority for international and first-year students	Guaranteed
6	Instalment plans, work-study, discounted tuition-room-board package, meal-plan discount	Financial support
7	Building-by-building facilities table, and photographs of rooms and buildings	Appendix 1





A residence hall room and a studio building on the CIU campus (also in Appendix 1).

AFFORDABILITY REGISTER

How CIU keeps student housing affordable

The fee comparison, and each measure that lowers the cost of living on campus.

Room type (yearly, per person)	CIU + 10% VAT	Nicosia average	CIU price vs average
2-person dormitory	€1,050 + VAT (€1,155)	€2,875	60% lower
4-person dormitory	€690 + VAT (€759)	€1,437	47% lower
3-person apartment	€770 + VAT (€847)	€1,916	56% lower

Percentages are calculated here from the figures in the source document, with CIU's 10% VAT added to be conservative. The source notes that the Turkish Republic of Northern Cyprus has no recognised affordability index, so CIU compares its prices with regional ones.

Ref.	Measure	What CIU provides	Beneficiaries	Evidence
S1	**University-owned halls** 2,790 beds, 7 types	Studio and apartment halls within walking distance of all campus functions, from single to quadruple occupancy so students can choose a budget.	All students	Appendix 1 Types of accommodation
S2	**Priority access** International and first-year	Priority for affordable on-campus housing goes to international students and first-year students, who face the most barriers when arriving.	International and first-year students	Appendix 1
S3	**All-inclusive pricing** No hidden costs	Fees include water, electricity, high-speed Wi-Fi, 24/7 security, cleaning, and access to laundry, study rooms and common areas.	All residents	Appendix 1 Fees page
S4	**Transparent fees** Published in advance	Fees are published on the CIU website before the year starts, with an online fee calculator for annual or semester costs.	Students and families	Appendix 1 Fee calculator
S5	**Instalments and work-study** Paying over time, earning	Structured instalment plans replace a single lump sum, and on-campus employment lets students earn income to offset accommodation costs.	Students on a budget	Appendix 1
S6	**Package and meal discounts** Tuition, room and board	A discounted package covers tuition, room and board; students who buy accommodation with the €1,750 annual three-meal plan get 10% off.	Students buying a package	Appendix 1

HOUSING PROFILE

Residence halls and the evidence in summary

The accommodation types CIU lists, and how the evidence answers the question.

Residence hall	Capacity	Rooms	Notes
Bufavento	288	2- and 4-person	Men; private bathroom
Hilarion	312	2- and 4-person	Women; shared kitchen
Kantara	344	2- and 4-person	Men; shared kitchen
Lambusa	248	2- and 4-person	Women; in-room bathroom
New Dormitory	340	2-person	Women and men in two blocks; shared kitchen
Soli	294	Single, 2- and 3-person	Women and men; private bathroom, air conditioning, private laundry
Vuni	312	2- and 4-person	Women; shared kitchen
Apartments	See note	3-, 4- and 6-person	Kitchen, living room, air conditioning, furnished; about three minutes' walk from classrooms

Capacities for the seven studio halls are from CIU's Types of Accommodation page; apartment capacity is part of the 2,790-bed total in the source document.

How the evidence answers the question

As a body: the halls are owned and run by the university, through its Housing Services Directorate.

Affordable: every compared room type is priced well below the Nicosia average, with utilities and services included.

For students: priority goes to international and first-year students, and instalments, work-study and package discounts reduce the burden further.

Sources

- CIU Accommodation page: https://ciu.edu.tr/en/student-life/accommodation
- Accommodation fees: https://ciu.edu.tr/en/student-life/accommodation/accommodation-fees
- Types of accommodation: https://ciu.edu.tr/en/student-life/accommodation/types-accommodation
- Housing Services Directorate: https://ciu.edu.tr/en/about-us/leadership/administrative-units/housing-services-directorate
- Student housing rules: https://ciu.edu.tr/en/student-life/accommodation/student-housing-rules

APPENDIX 1 • SOURCE DOCUMENT

Affordable housing for students: evidence document

Source document • 4 pages • sheet 1 of 4

ULUSLARARASI KIBRIS ÜNİVERSİTESİ
CYPRUS INTERNATIONAL UNIVERSITY

Evidence for THE Impact Rankings Questionnaire

University : Cyprus International
University Country : North Cyprus- Türkiye
Web Address : www.ciu.edu.tr

[11]

[11.4.5]

Cyprus International University (CIU) is committed to ensuring inclusive and equitable quality education by directly addressing a key barrier: housing affordability. In alignment with **SDG 11**, CIU implements a multi-faceted strategy to provide safe, convenient, and below-market-rate accommodation for its student body. Our approach encompasses direct housing provision, targeted financial support, and a clear evaluation of affordability to ensure student success and well-being.

Affordable Housing for Students

CIU operates extensive, university-owned dormitories to directly control the quality, safety, and cost of student living.

- **Scale of Operation**: The university provides **over 2.790 beds** across multiple on-campus dormitories, offering a range of options from single to quadruple occupancy to suit different budgets.
- **Guaranteed Availability:** Priority for affordable on-campus housing is given to international students and first-year students, ensuring a smooth transition and a secure living environment.
- **All-Inclusive Amenities:** Housing costs include utilities (water, electricity), high-speed Wi-Fi, 24/7 security, and access to common areas, laundry facilities, and study rooms, providing exceptional value.

With a total capacity of 2790 beds and seven different accommodation choices in 18 different buildings, residence halls are within walking distance of all campus functions.

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Evidence note

Copy of the CIU evidence document for measure 11.4.5, page 1 of 4.

APPENDIX 1 • SOURCE DOCUMENT • CONTINUED

Affordable housing for students: evidence document

Source document • 4 pages • sheet 2 of 4



There are two main types of residence halls at CIU: studios and apartments. Studios usually do not have kitchens, except where shared kitchen facilities are available. All apartments come with a kitchen and a shared living room. Free high-speed internet connection, telephone, and mini refrigerator are available in all residence halls. Rooms and common areas are cleaned regularly. Fully furnished single, double, or quadruple studio rooms have central heating, and some offer air conditioning. Apartments provide single and double rooms in 2 and 3-bedroom flats.



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Evidence note

Copy of the CIU evidence document for measure 11.4.5, page 2 of 4.

APPENDIX 1 • SOURCE DOCUMENT • CONTINUED

Affordable housing for students: evidence document

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Evaluating and Ensuring Affordability

CIU's housing strategy is explicitly designed to be financially accessible, with affordability measured against several benchmarks:

- **Below-Market Rates:** A comparative analysis confirms that CIU dormitory fees are consistently **20-30% lower** than equivalent private rental options in the surrounding Nicosia area when factoring in included utilities and amenities.
- **All-Inclusive Pricing:** The consolidated cost of on-campus living eliminates hidden expenses, providing students and their families with a predictable and manageable housing budget.
- **Transparent Cost Structure:** All housing fees are published clearly and in advance on the official CIU website, allowing for transparent financial planning.

Comprehensive Financial Support Programs

Understanding that direct provision must be coupled with financial aid, CIU offers robust support mechanisms to bridge affordability gaps.

- **Integrated Work-Study Programs:** CIU facilitates on-campus employment opportunities, allowing students to earn income to directly offset their accommodation and living expenses.
- **Flexible Payment Plans:** To ease the financial burden, the university provides structured installment plans for housing fees, diverging from a single lump-sum payment requirement.

Building Name & Type	WC-Shower			Central Heatin	Air Condition	Satellite	TV	Internet	Bed	Fridge	Generator	Sharing Kitche	Meal Option
	In Room	2 Room Sharing	Per. Apart.										
Soli - Single Room	*			*	*	*	*	*	*	*	*		*
Soli - Double Room	*			*	*	*	*	*	*	*	*		*
2 Person Studio Lambusa/Bufavento	*			*		*	*	*	*	*	*		*
2 Person Studio Vuni/Hilarion		*		*		*	*	*	*	*	*	*	*
2 Person Studio Kantara		*		*				*	*	*	*	*	*
2 Person Studio New Dormitory	*			*	*			*	*	*	*	*	*
4 Person Studio Lambusa/Bufavento	*			*		*	*	*	*	*	*		*
4 Person Studio Vuni/Hilarion	*			*		*	*	*	*	*	*	*	*
4 Person Studio Kantara	*			*				*	*	*	*	*	*
3 Person Apartment (3 Single Person)			*		*	*	*	*	*	*	*	*	*
4 Person Apartment (2 Twin Bedrooms)			*		*	*	*	*	*	*	*	*	*
6 Person Apartment (3 Twin Bedrooms)			*		*	*	*	*	*	*	*	*	*

A discounted package program, which includes tuition, room, and board, is available. Residence Halls are located centrally with easy access to the library, supermarket, laundry facilities, CIU Arena, mini cinema, various cafes, and social hangouts.

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Evidence note

Copy of the CIU evidence document for measure 11.4.5, page 3 of 4.

APPENDIX 1 • SOURCE DOCUMENT • CONTINUED

Affordable housing for students: evidence document

Source document • 4 pages • sheet 4 of 4

There is no recognized affordability index in the Turkish Republic of Northern Cyprus. However, we measure and compare our dormitory prices to those within the region (yearly fee).

	CIU (yearly) / per person	Average in Nicosia (annually) / per person
2 Person Dormitory	1050 Euro + VAT (10%)	2,875 Euro
4 Person Dormitory	690 Euro + VAT (10%)	1,437 Euro
3 Person Apartment	770 Euro + VAT (10%)	1,916 Euro

- The annual 3-course daily meal (breakfast, lunch, and dinner) plan for CIU students is 1750 euros. Students who buy the 3-course meal package and accommodation are offered a 10 percent discount.

For more information, please visit CIU's Accommodation page:

https://www.ciu.edu.tr/en/student-life/accommodation

Impact and Commitment to Student Well-being

This strategic focus on affordable housing directly contributes to the UN's goal of making cities and human settlements inclusive, safe, resilient, and sustainable. By reducing the financial stress associated with housing, CIU:

- **Promotes Academic Success:** Provides a stable and supportive living environment conducive to learning.
- **Fosters Social Inclusion:** Creates a vibrant, integrated campus community where students from diverse socioeconomic backgrounds can thrive.
- **Ensures Student Safety:** Offers secure, on-campus accommodation with dedicated support services.

Cyprus International University views affordable student housing not as a mere service, but as a fundamental component of its educational mission and its commitment to SDG 11. Through the direct provision of cost-controlled residences, coupled with targeted financial aid, CIU actively removes barriers to education and invests in the holistic well-being and success of its student community.

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Evidence note

Copy of the CIU evidence document for measure 11.4.5, page 4 of 4.