

An aerial photograph of a coastal area. The top half shows a sandy beach with many blue beach umbrellas and a few white lounge chairs. A small red flag is visible on the right side of the beach. The bottom half shows the turquoise water of the sea, with some rocky areas and coral reefs visible near the shore. A white, torn-edge shape is overlaid on the right side of the image, containing the title and author information.

How to Buy Property in Cyprus

COMPLETE GUIDE

Author: ***Inessa Zheurova***

Investment Property Expert in Cyprus:
Protaras & Ayia Napa



Introduction

Buying property in Cyprus is:

- 👛 A smart investment
- 🏖️ A Mediterranean lifestyle
- 📄 An easy path to EU residency

This concise guide is based on best legal practices, adapted to client needs.

Step 1: Define Your Goal

- 🧑🧑 Permanent residence (PR)
- 🏠 Holiday home
- 💰 Rental income
- 📈 Capital appreciation

➡ I will help you find the ideal property for your goals.





Step 2: Who Can Buy Property

EU citizens – no restrictions

Non-EU citizens – 1 property
(home or land up to 4014 m²)
with Council of Ministers'
approval

 We handle all
documentation for you.

Step 3: Market & Opportunities

Southeast Cyprus is the island's most promising region.

Price growth in hotspots (Protaras, Ayia Napa) reached up to 30% over the past 2 years.

Ayia Napa – luxury, marina

Protaras/Kapparis – rentals, family homes, PR

Pernera – growing district with a new marina & commercial zone.



Step 4: Budget & Residency



From €300,000 +
VAT – eligibility for PR



Mortgages
available to foreigners



VAT on first
residence only 5%



All Giovani Homes
projects qualify for PR
applications.



Step 5: Visiting Cyprus

Visiting helps you:

- ✓ Explore areas
- ✓ Experience climate & lifestyle
- ✓ View real properties

 Just 45 mins from Larnaca to Protaras

 I will organize tours, airport pickup, lawyer/bank meetings

Step 6: Purchase Process



1. Choose a property

2. Reservation

3. Purchase agreement

4. Land Registry submission

5. Council of Ministers' approval (if needed)

6. Final payment & Title Deed after construction

Step 7: Legal Procedure



Due Diligence – title, debts, permits



Reservation – €5–10K | 2–4 weeks



Reservation Agreement – terms, price, payments



Sales Agreement – Greek & English, filed with Land Registry



Council approval – contract, passport, AML, police clearance



Final payment – VAT, registration, deed issued



Step 8: Taxes & Fees



Stamp Duty: 0.15–0.20%



Transfer Fees: 3–8% (resales)



VAT: 5% (first home), 19% standard



Municipal Fees: €85–200/year



Property Tax: abolished



Step 9: Residency by Investment

- ✓ €300,000 + VAT minimum investment
- ✓ Only new properties from developers
- ✓ Residency for whole family
- ✓ Processing in 2–4 months
- ✓ AML-compliant transactions



Step 10: Protaras & Ayia-Napa Projects

📌 Apartments:

- Angelico Apartments (ROI up to 7%)
- Blue View Lifestyle (near beach)
- Euphoria (affordable start)

📌 Villas & Homes:

- Apanema Villas (family privacy)
- Premiere Pearl B (300m to beach)
- Alma Villas (2025 delivery)
- Sabai Beachfront (prime seafront)
- Delear Villas (turnkey rentals)
- Napa Amaris (Nissi Beach)
- Semeli B (gated community)

Why Cyprus?

🛡️ 2nd safest country in Europe

☀️ 340+ sunny days/year

🇪🇺 Eurozone & EU

🏥 EU-standard healthcare

📖 British & private schools

🏠 PR from €300K + VAT

📈 Steady price growth



ALTH& RELOCATION

Limassol, Cyprus

LDS

partners



Contact Inessa

💬 Planning to buy, relocate, rent or apply for PR?

I will guide you with honesty and care.

✉️ inesa@giovani.com.cy

☎️ +357 999 011 01 (WhatsApp | Viber)

🌐 www.inessazheurova.com

✈️ Want a property tour or personal selection?
Just contact me!

INESSA ZHEUROVA

Expert in Investment Real Estate in Cyprus
Business Development Manager at Giovani
Homes