

Key Facts: Cyprus

Population	854,300
Capital	Nicosia (Lefkosia)
Language	Greek; Turkish; English is widely spoken
Local Time	GMT +2 Hours
Climate	Average Summer Temperature 29°C
Currency	Cyprus Pound (CY£)

Why Invest in Cyprus?

Cyprus is well known as the ideal place for holidays or permanent home in its sunny year round warm climate. Cyprus boasts a developed economy and modern standards of living with a healthy lifestyle within probably the safest environment in the World.

Cyprus has an established, well functioning property market where all sections of the industry operate efficiently. Investors are not expected to find any problems when buying or selling property or in getting financing, advice or any legal protection in Cyprus. Investment property in Cyprus offers unrivalled security and investment potential to the property investor.

Cyprus is one of the fastest growing property markets in Europe, owing to very competitive prices. The market in the south is growing at a steady rate, offering a secure investment for buyers.

The downturn of the Cyprus Stock Exchange meant that it could no longer meet investor expectations, leaving the property market the best major investment alternative in Cyprus.

The increase in property prices has been around 20% and looks set to increase even further over the next decade.

Natural and Cultural Factors:

- All year round excellent weather - hot summers and mild winters with rainfall make it one of the healthiest climates in the world.
- Beautiful beaches and ancient monuments.
- Good facilities and services for foreign expatriates who integrate easily into an English speaking community.

Economic Factors:

- One of the fastest growing property markets in Europe.
- Full EU member country.
- Property prices increasing at around 20% per annum.
- Booming holiday rental market with huge increase in tourism.
- Favourable tax regime of only 10% corporate tax and double taxation with 40 countries.
- Pension income taxed at only 5%.
- No inheritance tax on all estate worldwide property for permanent residents.
- Highly developed infrastructure, excellent telecommunications and transport.
- Very strong, growing tourist industry.
- Modern and efficient accounting and banking services.
- Legal system according to UK standards.
- Bilateral investment agreements with 16 countries.
- Properties in Cyprus significantly lower priced than competitive markets of Portugal, Spain and France.
- Economically stable.
- Low cost of living.
- Free market economy.
- Low legal fees

Natural and Cultural Factors:

- All year round excellent weather with over 300 days of sunshine - hot summers and mild winters with rainfall make it one of the healthiest climates in the world.
- Beautiful beaches and ancient monuments.
- Good facilities and services for foreign expatriates who integrate easily into an English speaking community.
- Crime rate is comparatively at a very low level

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- British law and land registration system, FREEHOLD properties
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Purchase Procedure & Legal Costs

Purchasing off-plan in Cyprus is a relatively simple process. We can supply information on all aspects of purchasing property in Cyprus including using a Lawyer, Taxation and Mortgages etc.

Typical payment structure

1. £2,000 reservation
2. 30% deposit less reservation paid within 30 days of reservation
3. 20% paid when foundations are completed
4. 20% paid when brickwork is completed
5. 20% when windows are completed
6. 10% on delivery

Please note: we have investor deals from 10% deposit

Business and income tax rates are fairly low by European standards. A major tax reform covering the period 2002 -03 has increased indirect taxation to meet EU requirements, reduced income tax rates, and harmonized business tax rates between the offshore companies and the local ones. As of 1 January 2003 VAT is set to 15% and corporate tax has been set at 10%, with a surcharge of 5% for companies reporting profits above C£1m.

The current government has clarified that there will be no privatisation of state owned companies or utilities. There will however, be changes in their current structure in order to allow them flexibility in a competitive environment. The Public Private Partnership (PPP) approach and in particular the build-operate-transfer (BOT) version is being considered for a number of projects.

At the moment the project for the upgrading of the airports of Larnaca (expected to be completed the end of 2009) and Paphos (expected to be completed the end of 2008), which were the first ever contract to be awarded on a BOT basis, is at the final stage of the tendering process.

Travel Information

Health advice / risks

Tap water is generally safe to drink (although much tourist purchase bottled water) and milk is pasteurised. Health facilities are generally of a good standard. The emergency departments of all hospitals are manned with English-speaking staff, although it is advisable to seek the assistance of an interpreter for more complex medical matters. International travellers are advised to take out full medical insurance before departure. No health agreement exists with the UK. Although there are no endemic diseases and no vaccinations are required for UK subjects, the usual, well publicised precautions should be used to avoid risk of HIV and AIDS.

Car hire

Cars are one of the best ways to explore the island. They may be hired at airports and commercial centres, but should be reserved well in advance during the summer season. Reduced tariffs are offered if cars are

hired for more than a week. Road signs are in both Greek and English. Traffic drives on the left, as in the UK. You will require an International Driving Permit or national driving licence.

Taxi

Taxis run between all the main towns on the island. The Government regulates fares and all taxis have meters. Taxis run to a timetable and delivery is door to door. Fares under this system are often one-tenth of the usual rate.

Bus Services

Bus Services connect all towns and villages on the island. Service is efficient and cheap. Although the local buses are sometimes slow, they are a good way of seeing the more remote villages.

Tipping

Tipping of around 10-15% is expected in hotels and restaurants when not included in the bill. Taxi drivers are usually tipped 10% of the fare

Hours of business

Commercial hours

Winter hours - 8.30 a.m. to 6.00 p.m. Monday, Tuesday, Thursday and Friday. 8.30 a.m. to 2.00 p.m. Wednesday and Saturday.

Summer hours - 8.30 a.m. to 1.00 p.m. and from 5.00 p.m. to 8.00 p.m. Monday, Tuesday, Thursday and Friday. 8.30 a.m. to 2.00 p.m. Wednesday and Saturday.

Banking hours

8.30 to 1.00 p.m. Monday to Friday for months September - April, also Monday afternoons 3.15 to 4.45 p.m. In May, June, July and August banks are open only in the mornings.

Social etiquette

Apart from common courtesy, there are no special local business characteristics. Although first names are used in day to day business, it is usual to use more formal forms of address (Mr. & Mrs.) when talking to those in senior positions. Punctuality is expected and appreciated.

Cyprus has good investment potential. We have therefore, selected a variety of investments in regions such as; Paphos, Limassol, Larnaca and Famagusta which offer different advantages and cater for all types of investors depending upon what they hope to acquire and achieve with their investment.

The Overseas Investor carefully selects property investment opportunities from politically stable countries that indicate excellent economic growth, have internationally respected legal systems, stable currencies, attractive tax policies and will provide strong investment yield and growth.

Once you have decided on the type of property or if you would like to discuss further please contact us; call us free on: 0800 0933654 or email on; [click here](#)

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