

Terms and Conditions

1. Cyprus-escapes is not a licensed investment advisor or a licensed estate agent. Cyprus-escapes is not authorised by The Financial Services Authority to provide investment or financial advice.
2. Neither anything on this website nor any other communication from Cyprus-escapes is intended to be or should be construed as an invitation or inducement (direct or indirect) to any person to engage in investment activities.
3. Every reasonable effort has been made by Cyprus-escapes to ensure the accuracy of the information contained on this website based on current market conditions. However, whilst believed to be accurate, the information provided is for guidance only. Cyprus-escapes makes no representation and gives no warranties as to the accuracy of the information provided and accepts no liability for any errors, misprints or omissions (whether negligent or otherwise).
4. Intending purchasers should not rely on the information or representations of fact, but must satisfy themselves through their solicitor and by physical inspection of the property (or site) in question or otherwise as to their accuracy.
5. Consequently, no information presented in these particulars and/or displayed on Cyprus-escapes web site (or any linked site) constitutes or forms part of a contract.
6. No person in the employ of Cyprus-escapes has the authority to make or give any representation or warranty in relation to the investments. Cyprus-escapes shall not be liable for any loss or damage whatsoever arising as a result of any person acting or failing to act upon information provided.
7. Cyprus-escapes displays information about properties on behalf of third parties for whom they are associate companies, agents or representatives, and are therefore not responsible for the validity of the details relating to properties shown.
8. Any areas, measurements or distances are approximate only.
9. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
10. It should not be assumed that each property has all necessary planning, building regulations or other consents.
11. For newly built properties, it should not be assumed that Cyprus-escapes have tested any services, equipment or facilities – purchasers must satisfy themselves by inspection or otherwise.
12. All 'off-plan' particulars are prepared from preliminary plans and specifications before the completion of each property and are intended only as a guide.
13. These may change be changed during construction and final finishes could vary.
14. Prospective purchasers should not rely on this information and where ever possible, should get their solicitors to check the plans and specifications before exchanging contracts.
15. Cyprus-escapes is not responsible for future changes in the market or market conditions and mortgage applications are subject to individual status.
16. Past performance is no guide to future performance. The value of the property can go up as well as down.
17. Guarantees can not be made that any particular applicant will obtain a mortgage on the investments or the value of the mortgage they will be able to obtain.
18. Guarantees can not be made on the resale of any of the plots.

Purchasing properties

You must have read and understood the Process page of this website and agreed to both the disclaimer and the terms and conditions on this website before conducting any business with us. If you are unsure about any terms, please e-mail us for an explanation of anything you are unsure of.

By completing a reservation form and paying a reservation fee (only applicable on selected off plan investment property), it will be implied that you are agreeing to the terms and conditions of this website.

Most of the deals on this website are subject to adherence with a strict payment and contractual schedule. Failure to comply with the terms stipulated by the developer will invalidate the deal and lead to loss of monies paid. Therefore, please do not proceed with any deal or pay any monies out unless you are in a position to comply with the stipulated schedule.

To reserve a property, you will normally require to be in a position to pay a reservation deposit immediately (approximately £2,000) and then proceed to exchange of contracts within a set period of time (usually 28 days from receipt of contracts) and pay a further deposit (usually of 30%).

Please note the reservation and/or deposit on any property purchased through Cyprus-escapes or any associate company is non-refundable, if you decide not to proceed for any reason. **In the unlikely event the developer withdraws from a deal all monies will be refunded in full.**

We usually do not charge a finder's fee on overseas property.

All payment by cheque or bankers draft only. All cheques/bankers drafts must be made payable to the associate company responsible. You would have been previously introduced to the associate company. This will be in accordance with your Solicitor.

On some developments it will be a condition of the offer that you use our, or associates nominated solicitor. The reason for this is they will be familiar with the development and will be able to get the transaction done in the time required and ensure you do not lose your money. Rest assured, on investment property deals we will have negotiated good rates with any solicitor appointed and you will not be charged excessive amounts. In fact you will probably find their fees (usually between £600-£700) to be significantly less than you could obtain elsewhere.

Investment property contracts only: In very occasional circumstances, we will also strongly recommend that you to use our associate's approved mortgage advisors. You are not obliged to do so but they often work with us and the lenders to work out attractive and **exclusive** deals specifically tailored to a deal so it may well be to your advantage.

Investment property contracts only: If a situation occurs when two people simultaneously reserve the same plot, the plot will be allocated on a strictly first come first served basis (whichever cheque we receive first). If you do not get your chosen plot, we will contact you by phone and offer you a choice of the remaining plots, and if none are suitable, we will return your cheques to you un-cashed.

Investment property contracts only: Finder's fees will be held in a deposit account until exchange of contracts and if the developer withdraws from the deal all fees paid will be refunded. No interest shall accrue to client. Please note that if any deal does not proceed because of the acts or omissions of the purchaser (for example he has not signed contracts and/or paid monies within the stipulated periods), the finder's fee, or portion thereof, will be returned only at Cyprus-escapes or associated companies sole discretion (qualification of finders fee refund is determined as to whom the cheque was addressed) and only if we have another party ready to purchase.

Copyright

The website is strictly under copyright and reproduction of the whole or part of it in any form is prohibited without written permission.

Privacy statement

We are committed to protecting your privacy.

We will only use the information we collect from you for 2 reasons: firstly, to facilitate the processing of any orders (your details will automatically be entered in any forms you want to complete) your order and, secondly, to provide you with the best possible service.

We will only email you in relation to property investment and related matters and you will be able to unsubscribe at any time from our email database.

The type of information we will collect about you includes:

- your name
- address
- phone number
- email address

We will never collect sensitive information about you without your explicit consent.

The information we hold will be accurate and up to date. You can check the information that we hold about you by emailing us. If you find any inaccuracies we will delete or correct it promptly.

The personal information which we hold will be held securely in accordance with our internal security policy and according to the law.

If we intend to transfer your information outside the EEA (European Economic Area) we will always obtain your consent first.

We may use technology to track the patterns of behaviour of visitors to our site. This can include using a "cookie" which would be stored on your browser. You can usually modify your browser to prevent this happening. The information collected in this way can be used to identify you unless you modify your browser settings.

Use of the internet

We use a high level of security to protect your Personal Data, but cannot guarantee the security of any Personal Data you disclose online. You accept the inherent security implications of dealing online over the Internet and will not hold Cyprus-escapes or our associate companies responsible for any breach of security.

Emails are not a 100% secure or reliable method of communication. Cyprus-escapes accept no responsibility for any loss you may suffer as a result of interception or non receipt of an e-mail.

It is your responsibility to ensure that your computer is virus protected. Cyprus-escapes accept no responsibility for any loss you may suffer as a result of accessing or downloading information from this site.

Any links on this website may lead you to websites which are not under the control of Cyprus-escapes. Such links are provided for your convenience and do not represent any endorsement or recommendation by Cyprus-escapes.

This site is governed by English Law and subject to the jurisdiction of the English courts.