



WITH record numbers of people wanting to buy property abroad, it pays to know the right way to go about it.

Each country has different rules and regulations and knowing the pitfalls can you save time and money.

Each month we'll be featuring questions and answers on purchasing a home in a different country. This time we focus on France

Q How do I buy a property in Southern Cyprus?

A There are now several ways you can search and buy property in Cyprus, however, the best way is to do a lot of research beforehand ... ask people you know who have already purchased there which agency they purchased from ... if you have approached an agency already, ask them if they could refer past clients of theirs to you in order for you to have a Chat about the service they received, etc. We would advise anyone who wishes to purchase in Southern Cyprus to visit at least two or three times before making any decisions on areas, etc., and to just get a general feel for the area.

Q Do I need a solicitor?

A We would always recommend that you appoint a solicitor. It is always best, we find, to have a solicitor based in Cyprus. You will find many recommended by ourselves or you could find a solicitor independently.

Q Can I get a mortgage?

A Yes, you can get a mortgage in Cyprus – either from local Cypriot banks or from a bank in the UK. Look at roughly 70 per cent on the valuation of the property.

Q Do I need to make a new will in the country where I am buying the property?

A We would always recommend that any person purchasing in a foreign country obtain a will in this country.

Q What charges are there on top of my purchase price?

A You have the purchase taxes on top of the purchase price ...

Q What is the process of buying the property?

A When you have found a property you like, tell the estate agent and he will draw up a contract. At the time of signing this contract, you will need to pay a deposit, normally ten per cent of the purchase cost. Purchase taxes on Cypriot property are as follows:-

Property up to 100.000 CYP pounds Exempt
 Property 100.000 – 250.000 CYP pounds two and a half per cent
 Property 250.000 – 500.000 CYP pounds three and a half per cent
 Property over 500.000 CYP pounds four per cent.

Buying in Southern Cyprus



Stamp duty: 1.5 CYP pounds per two thousand up to 100.000 CYP, thereafter 2CYP per 100.000. VAT is at 15 per cent.

Q Do I need a bank account in the country where I am buying?

A Yes, you need a bank account in the country you are purchasing in to pay all fees such as electric, water, community fees, etc.

Q What is the difference between an off-plan property and a resale property?

A Quite often you can get good deals on off-plan properties, and they are ideal for investors as the payments are often staged payments, with the bulk amount due at the time of completion. With resale, you see what you are getting and do not have the waiting period in between.

Q Can I sell my off-plan property before completion?

A Generally no, although some firms do allow this.

Q Do I pay the agent a fee for finding me the property?

A The agent fees are normally included in the sales price.

Q Can I rent the property out?

A Yes, you can generally.

Q What costs can I expect to pay a rental agency for renting my property out for me?

A This will depend on the agency/management company and the service provided

Q Can I get a property with a rental guarantee so I know what my income will be?

A This is possible but depends upon the development and the property.

Q How do I arrange residency in the country should I decide to go and live there?

A We can put you in touch with appropriate offices who handle residencies for foreign residents in Southern Cyprus. It is easily obtained if you have purchased a property. For more detailed and up to date information, you can contact the Ministry of Interior in Nicosia.

Q What maintenance costs do I expect to pay?

A These would include electricity fees, water, and community fees if the property is within a community.

Q Where can I find information on the hospital facilities and schools etc?

A If you look on the internet you will often find information about hospital facilities around the area you are looking at to purchase, schools, etc., or, generally if you ask your estate agent in Cyprus, they should be able to assist you with answers to these questions.

