



PERMANENT RESIDENCY IN CYPRUS

through investment

PROCESSING TIME FOR
PERMANENT RESIDENCY:

From 6 months

MINIMUM STAY
REQUIREMENTS:

One day every two years

MAIN CONDITION:

**Real estate
from €300 000**

STATUS DURATION:

**Permanent resident
status**

Benefits of the Cyprus Permanent Residency Program



Fast residency processing

Cyprus resident status
in just 6-8 months



No donations required

Only real estate purchase,
no government contributions



Permanent residency for the entire family

Includes spouse and children
up to 25 years old



Only one trip to Cyprus needed

Required only once to submit
biometric data after residency
application



Favorable tax regime

Non-Domicile regime; no global
income tax, no defense contribution,
and no capital gains tax



Simple residency requirements

Enough to visit Cyprus once every
two years



Only primary real estate

Wide selection of quality
apartments, villas, and houses
from reliable developers



Income from rent and return on investment

Safe investment with guaranteed
rental income or property
appreciation



Safety and stability

Reserve currency in the Eurozone
with protection from economic
and political shocks



Easy application process

The application can be submitted
and processed without
the applicant's presence



Right to citizenship

After 8 years of residence, the resident
can apply for Cypriot citizenship



Mediterranean lifestyle

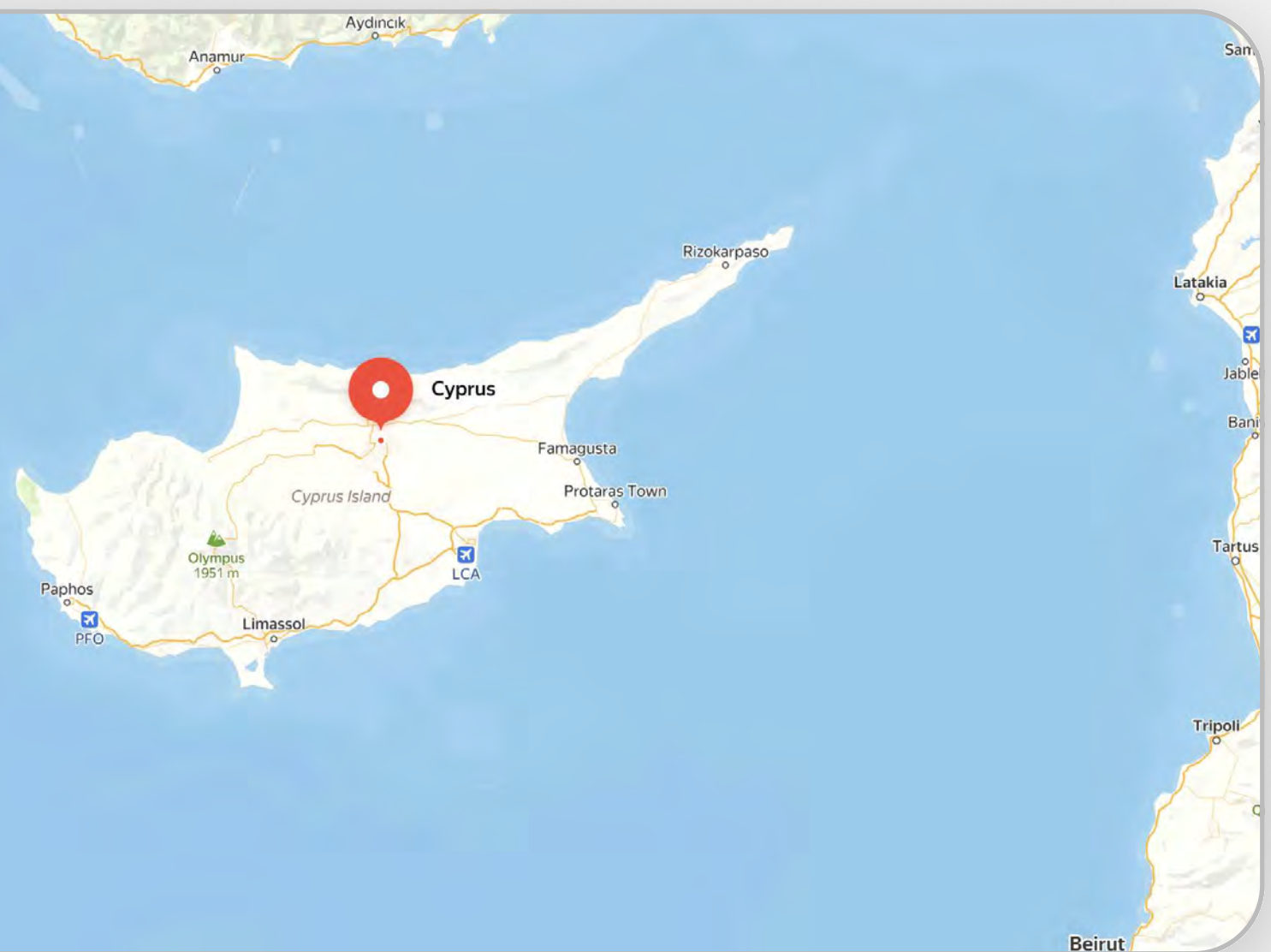
Warm winters, swimming season
up to 8 months a year

About Cyprus



The Republic of Cyprus is located at the crossroads of North Africa, Europe, and Asia Minor. The state occupies up to 57% of the island of the same name and nearby islands: Geronisos, Gluconitis, Kili, Kiedes, Cordilia, and Mazaki.

The island is divided into northern and southern parts. The north is controlled by the partially recognized Turkish Republic of Northern Cyprus. About 5% of the territory consists of British military bases and the UN buffer zone.



Why Choose Cyprus?

Nature & Culture

Cyprus enjoys a Mediterranean, subtropical climate with up to eight months of warm weather annually and mild winters where temperatures rarely drop below +10°C. Scenic lagoons, mountain ranges, cypress forests, and historical landmarks make it an ideal place to live and travel.

Population

Cyprus has a population of approximately 1.2 million, of which 20% are foreign nationals. The Russian-speaking community numbers around 80,000, ensuring a comfortable environment for expatriates.

Cypriots are known for their hospitality, strong family values, and relaxed lifestyle. Cyprus is one of the safest destinations, with minimal crime rates and no high-risk areas.

Environmental Commitment

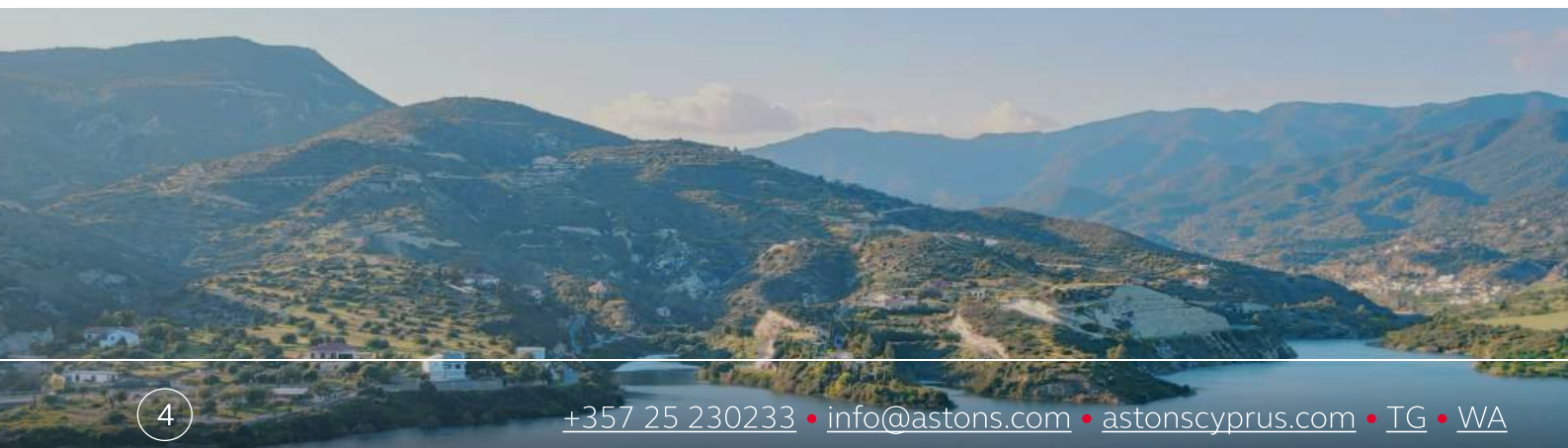
Over 60 beaches in Cyprus have been awarded Blue Flag status for their environmental quality. Coastal developments are strictly regulated, maintaining scenic views and clean shorelines. Many developers incorporate sustainable building practices and eco-friendly materials.

Infrastructure

Cyprus is home to major international corporations, including PwC, KPMG, Ernst & Young, Microsoft, Semrush, AmDocs, IBM, Oracle, and others. Cities offer modern amenities such as shopping centres, cinemas, hospitals, universities, and top-tier schools. Cyprus is also renowned for its well-maintained road networks, among the best in Europe.

Investment Opportunities

Cyprus attracts investors with its advantageous residency-by-investment programme, combining comfort, safety, and a thriving business environment.



Terms and conditions of the Permanent Residence Programme in Cyprus

From €300,000

Purchase of new property from the developer at any stage of construction

This can be one or more properties if their combined value exceeds a certain threshold. A VAT of between 5% and 19% is also required depending on the property type, the property's area and additional conditions.

Basic requirements for an investor to obtain a residence permit:

- **The investment property must be a new dwelling from the developer.**
Acquisition of secondary property is not allowed.
- It is possible to obtain a CoML by buying **multiple properties**
- **Real estate can be purchased in the name of a company, not an individual.**
The company must be registered in the name of the applicant or his/her spouse, who are the sole shareholders.

Under the programme, it is not necessary to reside permanently in Cyprus — it is sufficient to visit at least once every two years. The residence permit is indefinite and applies to the family members of the principal applicant.

Residency status gives the opportunity to obtain citizenship of Cyprus, a country of the European Union, after 8 years if all the necessary conditions are met.

Additional Requirements for the Investor to Obtain Permanent Residency

- No criminal record.

- Employment in Cyprus **is not permitted**; however, business ownership and income from overseas sources are allowed.

- A minimum **annual income** of **at least €50,000**. The income is increased by €15,000 for the spouse and €10,000 for each minor child of the applicant and/or their spouse.

Income sources include salaries, pensions, dividends, interest, rental income, etc. A spouse's income may also be considered when calculating total income.

- A tax declaration from the **investor's country of tax residence** is required.

- Individuals whose **assets are under EU sanctions** cannot participate in the investment programme.

- Applicants must visit Cyprus **within a year of approval** to submit biometrics and collect their PR card.

List of required documents for applying for a residence permit

	Main Applicant	Spouse of the principal applicant	Applicant's adult children and spouse (18 years of age or older)	Minors (up to 18 years of age)
Copy of passport	✓	✓	✓	✓
Certificate of no criminal record from the country of residence (with apostille, translated into English and notarised)	✓	✓	✓	
Marriage certificate (duly certified and translated into English with an apostille)	✓	✓		
Originals of documents evidencing the guaranteed annual income from abroad	✓			
Curriculum Vitae (CV)	✓	✓	✓	
Birth certificate (with apostille, properly certified and translated into English)			✓	✓
Certificate of completion of a bachelor's programme or Master's degree (original and its translation into English)			✓	

Geography of Cyprus



Cyprus's capital is Nicosia, but other key cities include Limassol, Larnaca, Paphos. Well-known tourist destinations Ayia Napa and Protaras are located in the Famagusta region.

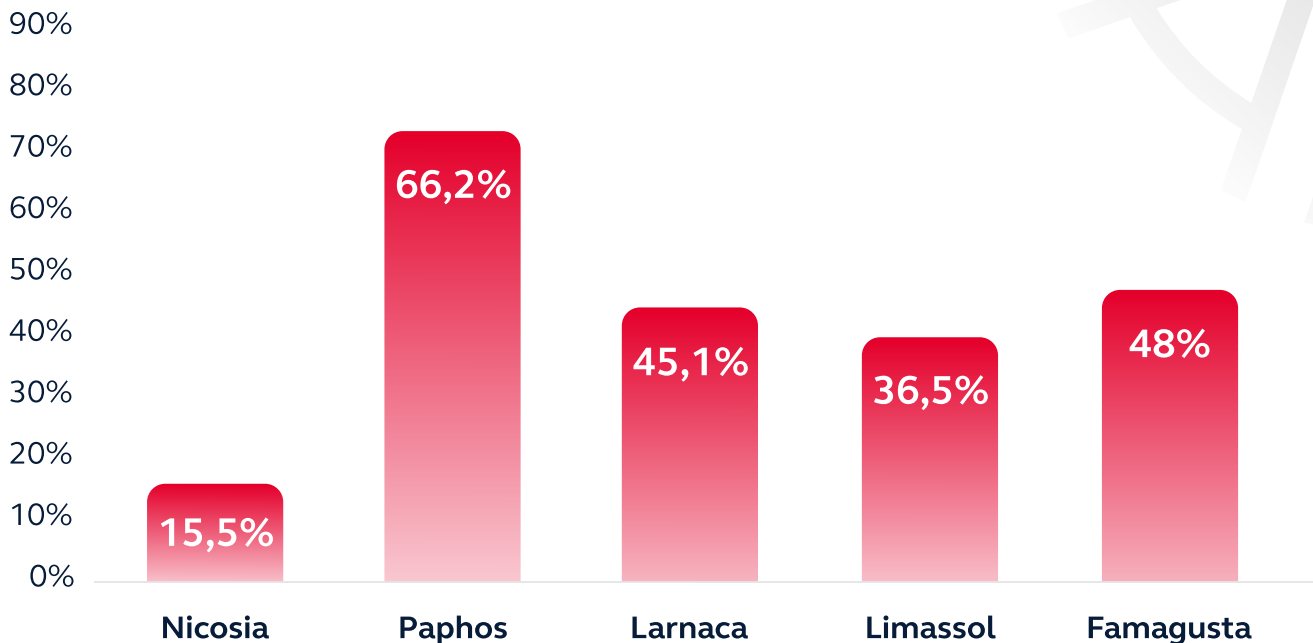
The island is divided into northern and southern regions. The partially recognised Turkish Republic of Northern Cyprus controls the northern part. Approximately 5% of the territory consists of British Sovereign Base Areas and the UN Buffer Zone

The Republic of Cyprus has been a member of the European Union since 2004. According to President Nikos Christodoulides, the country is now at the final stage of preparations for accession to the Schengen Area. The authorities confirm that the core technical and administrative requirements have already been fulfilled. Cyprus will be able to join the Schengen Area once the experts of the European Commission complete their assessment.

Cyprus Real Estate Market

Foreign property transactions account for **40% of total annual sales** in Cyprus.

Property sales in **Paphos** are dominated by foreign buyers, who account for **66.2%** of total sales in the district. Paphos is followed by **Famagusta 48%**, **Larnaca 45.1%**, **Limassol 36.5%** and **Nicosia**, where foreign buyers accounted for **15.5%** of sales in the area.



What to Expect from the Real Estate Market in 2026?

- **Coastal regions will retain their leading position**

Limassol, Paphos and Larnaca will continue to attract both local and international buyers. Demand will remain focused on high-quality residential developments, seaside properties, and assets suitable for residence permits and long-term investment strategies.

- **Cyprus' accession to Schengen will strengthen international demand**

The expected accession of Cyprus to the Schengen Area may become an additional driver of demand, particularly among investors who view Cyprus as part of a broader European strategy for residence, business, and personal mobility.

- **The market will move into a phase of calmer, more sustainable growth**

Following the strong performance of 2024–2025, growth rates are likely to moderate. This should be seen as a positive development: less overheating, greater predictability, and clearer conditions for long-term investors.

- **The rental segment will remain one of the key demand drivers**

Rising tourism, together with the continued inflow of expatriates and international professionals, will sustain strong demand in the rental market. Apartments in urban centres and coastal locations are expected to be particularly sought after, supporting the appeal of income-generating investment properties.

Limassol



Business Environment

Limassol is widely regarded as **Cyprus's financial centre**. Many international corporations establish their regional offices here rather than in the capital. The city also attracts highly skilled professionals seeking **prestigious career opportunities**.

Infrastructure

Limassol is a preferred destination for families due to its well-developed urban infrastructure. The city boasts numerous shopping centres, entertainment venues, cafes, restaurants, boutiques, supermarkets, hospitals, and private clinics.

Most investors aim to acquire properties as close as possible to the seafront, yet proximity to major highways is another key consideration when selecting apartments. While Limassol enjoys a vibrant atmosphere, traffic congestion can be significant — evening rush hour resembles that of major global cities.

Limassol commands the highest rental prices in Cyprus. Even compact studio apartments often fetch four-figure monthly rental rates. Demand continues to rise annually, remaining consistently strong regardless of seasonality.

Luxury Residences Near Limassol's Seafront

This exclusive residential development in the heart of Limassol offers exceptional living spaces. Spacious layouts and floor-to-ceiling windows flood the interiors with natural light and offer breathtaking views of the surrounding landscape.

The project features one-, two-, and three-bedroom residences and expansive penthouses. Each property includes one to three bathrooms and parking spaces, depending on the unit size. Residents enjoy access to a secure parking area, private storage units, and a communal swimming pool.

Situated in a prime Limassol location, **just 20 minutes from the seafront**, the residences provide convenient access to the business district, top schools and colleges, the Limassol Marina, the scenic Molos promenade, and major motorways.



Price: **from €500 000**

Larnaca

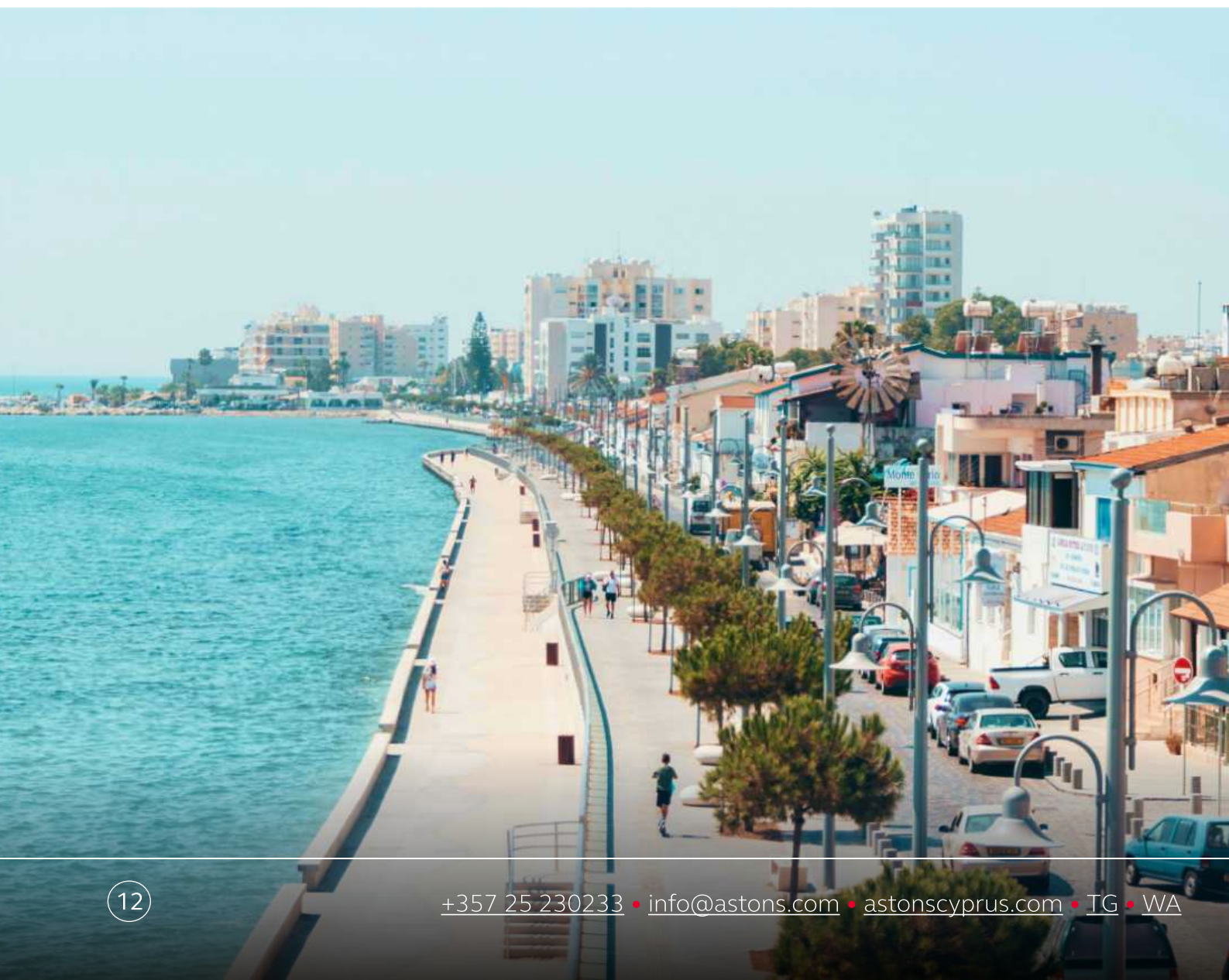
Despite its relatively modest size, Larnaca is the third-largest city in Cyprus. Its strategic location allows easy access to Nicosia, tourist landmarks, picturesque beaches, and luxurious resorts.

This city is ideal for those seeking a tranquil environment while appreciating an active lifestyle and proximity to cultural and leisure activities.

Larnaca offers **more affordable property prices** than Limassol or Paphos, making it a compelling option for investors with diverse budgets.

The city provides all essential amenities, including modern clinics, shopping centres, reputable schools, charming taverns, and upscale restaurants—all without the congestion and crowds seen in other major Cypriot cities.

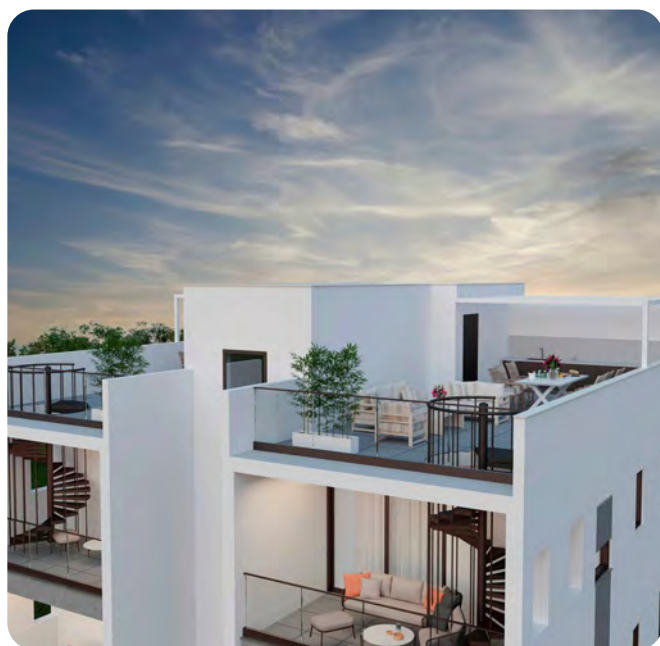
Larnaca enjoys a unique microclimate, making it the warmest city on the island. Its soft sandy beaches and gently sloping coastline make it particularly popular among families with children.



Contemporary Apartments in Central Larnaca

A boutique residential development in the heart of Larnaca features four two-bedroom apartments and two penthouses. Each residence is designed with spacious verandas, while the top-floor penthouses offer private rooftop gardens. The interiors are generously proportioned and sleek, minimalistic.

Located in the prestigious Drosia district, this development is within walking distance of Larnaca's vibrant city centre, retail outlets, fine dining, and transport links.



Price: **from €240 000**

Paphos



Paphos is located on the southwestern coast of Cyprus and serves as the administrative centre of the district bearing its name.

Unlike Limassol's skyline, which is dominated by modern high-rises, Paphos retains its low-rise architecture, preserving the city's traditional charm and heritage.

From an economic development perspective, Paphos **is one of the most progressive regions** in Cyprus. The city offers a more relaxed lifestyle, lower living costs, and rapidly developing infrastructure, including modern clinics and international schools. A prestigious American University of Beirut branch recently opened here, enhancing the city's educational appeal.

With minimal traffic congestion and excellent transport accessibility, Paphos is a green and peaceful city. It boasts **the most comfortable climate** in Cyprus, with summer temperatures rarely exceeding 32°C, and enjoys refreshing coastal breezes year-round.

Real Estate & Property Prices

Paphos offers a variety of luxury villas, beachfront apartments, and commercial properties suitable for business investments. While local buyers primarily drive Larnaca's property market, Paphos has been the top choice for international investors in recent years.

Exclusive Duplexes & Apartments in the Outskirts of Paphos

This boutique residential complex is nestled in the picturesque hills of Paphos' renowned wine region, **just a 10-minute drive from the city centre**. It seamlessly blends urban convenience with countryside tranquillity.

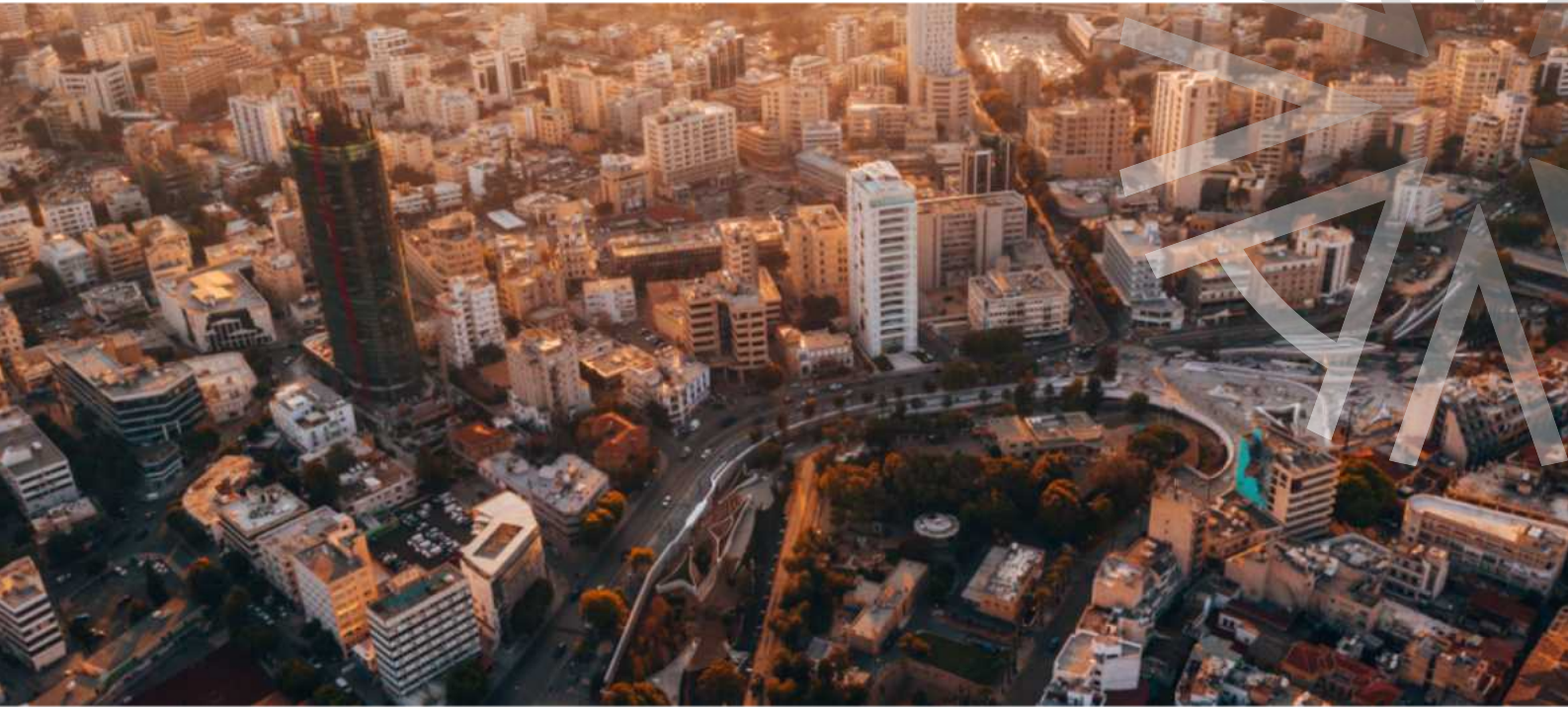
The development features two-bedroom apartments and duplexes, all designed with panoramic windows and spacious verandas, allowing for abundant natural light. The modern architecture and premium finishes create a harmonious balance with nature, exuding elegance and sophistication.

Residents benefit from exclusive concierge services, including restaurant reservations, childcare assistance, private yacht charters, and event planning. A dedicated property management team ensures meticulous upkeep, from landscaping and security to household maintenance.



Price: **from €840 000**

Nicosia



Compared to other regions in Cyprus, Nicosia attracts fewer foreign investors.

However, the capital offers unique advantages—it is just over an hour's drive from the coast, and its urban infrastructure is well-developed, featuring numerous parks and pedestrian-friendly areas.

Nicosia is the ideal destination for entrepreneurs and professionals **seeking to expand their Cyprus business ventures**. Unlike tourist-driven cities, Nicosia has a dynamic corporate environment, making it the island's key commercial and financial centre.

Real Estate Market

Unlike Cyprus' coastal cities, Nicosia's real estate market is dominated by apartment complexes rather than seaside villas. Properties here are primarily purchased for permanent residence or long-term rental purposes, catering to employees of multinational companies and students at Cyprus' prestigious universities.

One of Nicosia's greatest advantages is its **diverse educational institutions**, including nurseries, international schools, and renowned universities such as the University of Cyprus and the University of Nicosia.

Luxury Apartments in Nicosia

This elegantly designed residential complex is located just 350 metres from the National Forest and 2.5 km from Eleftheria Square. It features spacious two-bedroom apartments with large balconies and floor-to-ceiling windows, offering panoramic city views.

The complex boasts expansive green spaces and landscaped walking areas, ensuring a peaceful and refined living environment. Additionally, all essential amenities are within walking distance.



Price: **from €325 000**

Cyprus Tax System

Cyprus offers one of the most attractive tax regimes in Europe. The corporate tax rate stands at 15%, placing it among the lowest in the European Union.

Individuals' tax obligations depend on their residency status. Tax residents of Cyprus are divided by status into **Domicile** and **Non-Domicile**. The first status is given to those born in Cyprus or who have lived there for more than 17 years. All other residents receive Non-Domicile status.

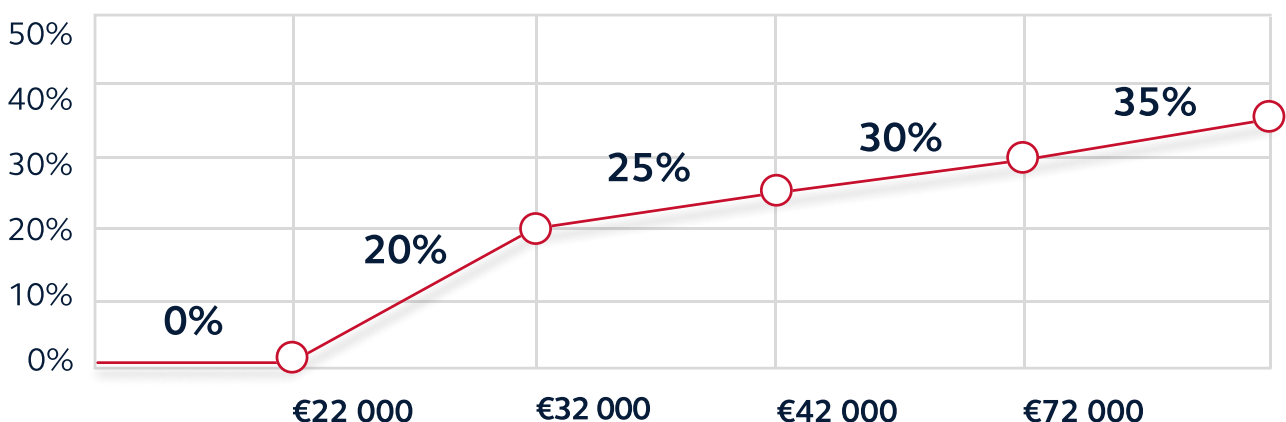
Non-Domicile residents are exempt from taxation on the following sources of income:

- Interest earnings
- Rental income from properties
- Dividends received from companies worldwide
- Capital gains (except gains from the sale of real estate located in Cyprus)
- No Special Defence Contribution (SDC) tax is required.

Becoming a tax resident of the country and then formalising Non-Domicile status can be done under the "183-day" or "60-day" rule.

- The 183-day rule applies if you spend more than 183 days in Cyprus within a calendar year.
- The 60-day rule applies if you reside in Cyprus for at least 60 days per year and do not stay in another country for more than 183 days in the same year, meaning you do not qualify as a tax resident elsewhere. For this rule, receiving income from a Cypriot company and having a permanent residence on the island is also essential.

Personal Income Tax Rates



Government Fees & Expenses for Property Purchase & Cyprus Permanent Residency

Minimum investment	From €300,000
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Value Added Tax (VAT)	5% to 19%
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Depending on property size and type

First-time buyers in Cyprus may qualify for a reduced VAT rate of 5% on the first 130m² of residential space instead of the standard 19%. The 14% difference can be reclaimed as a tax rebate.

Government Fees for Permanent Residency Application:

I Main applicant & dependents over 18	€500 per person
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I Spouse & children under 18	No fee
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Resident card issuance fee	€70 per person
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Bank due diligence fees	€2,000 to €5,000 per application
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Family application

Medical insurance	From €170 per person
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Land Registry contract submission fee	€50
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Power of attorney & verification	€70
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Document translation costs	Calculated separately (not included in Astons' service fee)
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Legal & advisory services from Astons	Provided upon request (custom pricing based on client needs)
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Government Fees & Expenses for Property Purchase & Cyprus Permanent Residency

Property Maintenance Costs & Tax Charges

Waste collection tax

€250 – €350 per year

Sewage tax

€250 – €350 per year

Local municipal tax

€200 – €300 per year

(Paid to the municipality where the property is located.)

Utility expenses

€1,000 – €3,500 per year

The amount depends on the infrastructure within the development, the number of residential units, the property's energy efficiency rating, and its location.

Permanent Residency Acquisition: Step by Step



Consultation & Property Selection

1

Signing an agreement for **legal support with Astons** and paying **50% of the professional service fee**.

2

Selecting a property, **signing a preliminary sales agreement**, and making a **deposit payment**.

The property purchase must be completed before submitting the PR application. At this stage, the investor must also pay VAT (a tax refund can be obtained later).

3

Property Registration. The **sales contract is registered with the Land Registry**, carried out under a power of attorney by the company's legal team.

4

Obtaining Council of Ministers approval is mandatory for all non-EU foreign buyers before acquiring property in Cyprus.

5

Full payment for the property and transfer of ownership rights.



Permanent Residency Application

6

Submitting the PR application to the Department of Civil Registry and Migration.

7

Receiving approval and issuance of the Immigration Certificate.

8

Payment of the remaining 50% of the professional service fee.

9

Providing biometric data and obtaining a PR card.



10

Issuance of Residency Cards.

Within one year of receiving the Immigration Certificate, the applicant and their family (if included in the application) must submit biometric data to obtain residency cards.

Why Choose Astons?

With 30+ years of expertise, Astons is a leader in the global investment migration and relocation space—offering personalised service and tailored citizenship and residency solutions in Europe, the EU, the Caribbean, Middle East, South Pacific, and the USA. Our team in Cyprus looks forward to welcoming you.



Personalised approach



Local presence in Cyprus, with a Russian-speaking team



Comprehensive client support on the ground—from airport pickup to property handover and document processing



Extensive experience in the Cypriot market with in-depth regional expertise



Exclusive partnerships with trusted luxury property developers



Curated portfolio of investment properties fully compliant with the residency-by-investment programme



European-quality construction and interior finishes—most properties feature air conditioning, underfloor heating, smart home systems, and energy efficiency certifications



Virtual tours and remote property acquisition options



Comprehensive post-sale services, including relocation assistance, tax advisory, education consultancy, medical insurance, renovation, and interior design



Professional property management services to ensure seamless ownership

Astons in the media

This section contains key publications in the press about Astons, as well as comments of experts on the planning of residence, investment citizenship and residence permit, and investments in foreign real estate.

THE  TIMES

[Six European countries to retire to from the UK, post Brexit](#)

ekathimerini.com 

[US nationals opt for Greek Golden Visas](#)

The Telegraph

[Trump's \\$5m gold card comes with a big tax perk](#)

THE HUFFPOST

[«Χρυσή Βίζα» στην Ελλάδα: Σημαντική αύξηση των αιτήσεων από τις ΗΠΑ](#)

 **CNBC**

[Many of Europe's 'golden visa' programs are closing — but demand is up in this Mediterranean hotspot](#)

[N] The National

[Two per cent of Britons have applied for EU passport since Brexit vote](#)

gtp | GREEK TRAVEL PAGES

[Study: More US Buyers Tapping into Greece's Golden Visa Scheme](#)

SPEAR'S

[Money on the move: why the world's wealthy are deserting the USA](#)

FINANCIAL EXPRESS

[Spain is the best option for international investors looking for Golden Visas: Findings](#)

Astons Global Footprint



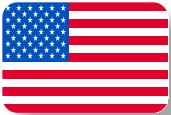
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