

Your FREE Guide To Buying A Property In Cyprus updated August 2015



Have you been dreaming of **buying a property in Cyprus**? Now is an excellent time to buy an apartment or villa in Cyprus with a favourable exchange to many currencies and considerably lower prices than they were a few years ago. It is important to take advice and guidance from independent parties when *buying in Cyprus* and we recommend you speak to friends and family that have already purchased on the island.

Our **top tip** for anyone buying a property in Cyprus **without title deeds** is to ensure that they receive an adequate **bank waiver and a share of the land** until such time as the title deeds are issued.

This brief guide outlines what we consider to be some of the more important aspects of **buying a property in Cyprus**. It is in bullet form for easy reading and we would be happy to answer any questions you may have on **buying a property in Cyprus**.

- Ensure you are aware of **ALL** the buying costs and obtain fixed prices from your solicitor
- **NEVER EVER** use the solicitor recommended by the property developer or seller (we can recommend reliable, independent, solicitors that will represent you)
- Choose your location carefully, **investment properties** don't normally make good permanent homes (noisy holiday makers etc) and vice versa
- Mortgages are generally easier to obtain on off plan properties and require **lower deposits** than resale properties
- It is normally easier to use the bank (BUT NOT THE SOLICITOR) chosen by the developer for your mortgage as any other bank will require a **guarantee** from the developer which you would pay for
- Ensure the contract of sale allows for a full refund if you are **unable to obtain a mortgage**
- Ensure the contract of sale has a **penalty clause for late delivery** by the developer and a **fixed** timescale for submission of title deeds
- Resale **properties with title deeds offer less risk** than off plan properties or resale properties without title deeds

- The majority of the **VAT** should be available for **reclaim** on off plan properties if it is to be your **main residence**
- Don't be persuaded to buy a property solely on the basis of a **proposed attraction** for the area (Golf Course, Marina, F1 Motor Track, Disney Theme Park etc) as things move very slowly in Cyprus and the attraction may never be built
- DO NOT buy in **Northern Cyprus** unless you are prepared to lose 100% of the property cost
- Think long and hard before selecting a mortgage in a currency which is different to your income currency as many buyers have lost heavily with **Swiss Franc mortgages** in recent years
- Ensure the contract of sale includes a **full specification** with property sizes, materials to be used, communal facilities and management charges etc if it is an off plan property
- Check out **completed properties** by your chosen developer and preferably two or three years after they were completed
- It is currently a buyers market the world over, haggle with the seller and get the developers to agree to **extras** such as air con in all rooms, white goods, central heating (if you plan to live in the property all year round) and furniture packs etc
- In addition to obtaining the lowest possible price negotiate hard on the **payment terms**, minimal (refundable) reservation fee, low deposit and lowest possible stage payments for off plan properties
- The contract of sale should also include a provision for withholding the final payment until **snagging** is complete and a **retention** until title deeds are obtained by the developer
- Check what **guarantees** are being offered with the property

Buying a property in Cyprus is seldom trouble free, especially if you use the solicitor recommended by the property developer or seller. The position with **title deeds** is far from satisfactory but hopefully this will improve over time. Cypriots are however quite used to buying properties without title deeds so it doesn't have to be a major problem for you. We hope this guide helps in some small way to ensuring YOUR property purchase completes without a hitch and that you enjoy your time in Cyprus for many years to come.

Thank you for taking the time to read our guide and good luck if you have decided to buy a property in Cyprus. Please pass on this guide to anyone you know that might find it useful and be sure to add it to your social networks.

P.S. Your feedback on this guide, including additional information you think property buyers in Cyprus may find useful would be appreciated.