

PROSPECTA DEVELOPMENT

Est. 1980 | Paphos, Cyprus | EU Licensed Developer

YOUR PLAN B. EU RESIDENCY

THROUGH CYPRUS PROPERTY INVESTMENT

The complete guide for international investors

seeking security, residency and returns.

www.prospectadevelopment.com

Prepared by Nicoletta Charalambous, VP | @nicoletta_charalambous

INTRODUCTION

Your Plan B Starts Here

"The families who plan ahead are the ones with options. EU Permanent Residency through Cyprus property is one of the most straightforward paths available today — and one of the most overlooked."

This guide has been prepared by Prospecta Development to give serious investors a clear, honest overview of the Cyprus Permanent Residency programme — what it involves, what it costs, and why Cyprus has become the EU residency destination of choice for international families seeking security, flexibility, and strong returns.

Prospecta Development has been building luxury properties in Paphos since 1980. We have guided hundreds of international clients through the residency process and we understand that this is not just an investment decision — it is a life decision.

AT A GLANCE

€300K	2–3	27
Min. Investment	Months to Approval	EU Countries
0%	5–8%	44+
Inheritance Tax	Avg. Rental Yield	Years in Cyprus

01

Why Cyprus?

EU Membership & Stability

Cyprus has been an EU member since 2004, offering full access to the European single market and freedom of movement across 27 member states. It operates under a stable democratic system with strong rule of law.

Zero Inheritance Tax

Cyprus levies no inheritance tax — one of only a handful of EU countries to offer this advantage. For families looking to preserve and transfer wealth across generations, this is a significant benefit that compounds over time.

Low Corporate Tax

At 12.5%, Cyprus has one of the lowest corporate tax rates in the EU. Combined with an extensive network of double taxation treaties, it creates a highly efficient environment for holding companies and investment structures.

English Legal System

Based on English common law, the Cypriot legal system is familiar and transparent for international investors. Contracts, property titles, and corporate structures are all handled in a framework well understood globally.

Strategic Location

Positioned at the crossroads of Europe, the Middle East, and Africa, Cyprus offers unparalleled access to multiple markets. Direct flights connect Paphos and Larnaca to major cities across Europe, the Gulf, and beyond.

Quality of Life

340 days of sunshine annually, world-class healthcare, excellent international schools, and a safe, low-crime environment. Many investors who come for the residency choose to spend significantly more time here than they initially planned.

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Cyprus vs Other EU Residency Programmes

Several EU countries offer residency-by-investment programmes. Here is how Cyprus compares on the factors that matter most.

	Cyprus	Portugal	Greece	Malta
Min. Investment	€300,000	€500,000	€250,000	€375,000
Processing Time	2-3 months	12-18 months	3-6 months	12-24 months
Min. Stay	None	None	None	None
Inheritance Tax	0%	10%	10%	0%
Corp. Tax	12.5%	21%	22%	35%*
English Spoken	Yes	Limited	Limited	Yes
EU Member Since	2004	1986	1981	2004

* Malta offers a reduced effective rate through its participation exemption scheme.

Cyprus consistently ranks as one of the fastest and most straightforward EU residency programmes available. No minimum stay requirement means your life does not need to change — you simply gain the security of an EU base.

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The Residency Process — Step by Step

The Cyprus Permanent Residency programme is administered by the Civil Registry and Migration Department. The process is well-established and straightforward when handled by experienced professionals.

1	Initial Consultation Meet with our team to understand your objectives, review options, and confirm eligibility. We handle the full process from day one.
2	Property Selection Choose from our award-winning Paphos developments. Minimum qualifying investment €300,000 + VAT. Off-plan and ready-to-move options available.
3	Reservation & Legal Setup Reservation deposit secures your property. Your lawyer conducts due diligence, reviews contracts, and registers the sale agreement with the Land Registry.
4	Document Preparation Valid passport, clean criminal record, proof of investment funds, and proof of secured annual income from abroad (min. €30,000 + €5,000 per dependent).
5	Application Submission Your lawyer submits the completed application to the Civil Registry and Migration Department, covering the main applicant, spouse, and dependent children under 18.
6	Approval & Residency Cards Approval typically granted within 2–3 months. Permanent Residency cards issued to the main applicant and qualifying family members.
7	Ongoing Compliance Visit Cyprus at least once every two years to maintain status. No minimum stay beyond this. Residency is permanent and does not expire.

Prospecta manages the full process alongside your appointed legal team — from property selection through to key handover and beyond. Our clients are never navigating this alone.

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Our Developments

All Prospecta developments are fully eligible for the Cyprus Permanent Residency programme, designed and built to the highest standards with international buyers in mind.

Tony Blue Residences

Paphos

Best Luxury Villa Development Cyprus 2025 — Luxury Lifestyle Awards Top 100 Luxury Residences of the World
2025 European Property Award Winner 2025–2026

Ultra-luxury standalone villas with private pools, panoramic sea views, and fully automated smart home systems. The most awarded development in our portfolio.

Breeze Residences II

Paphos

Contemporary apartments and penthouses in a prime Paphos location. Designed for both owner-occupation and rental investment. Strong rental yield performance.

The Avenue Residences

Paphos

Boutique residential development in a prestigious address. Ideal for investors seeking a high-quality asset with easy management.

St George Gardens

Paphos

Family-oriented development combining privacy, space, and resort-style amenities. Excellent for families considering relocating or spending extended time in Cyprus.

The Central Residences

Paphos City Centre

Urban luxury in the heart of Paphos. Walking distance to amenities, restaurants, and the harbour. Strong appeal for short-term rental investors.

International Residences

Mesogi, Paphos

Located in a peaceful and convenient environment, International Residences combines modern urban infrastructure with meticulously landscaped green spaces. Within walking distance of world-class private schools and close to markets, shops, and restaurants — with easy access to the Limassol Highway. A collection of 14 one and two-bedroom apartments, each featuring spacious interiors, open-concept kitchens, and balconies with panoramic views stretching from the Paphos hillsides to the Mediterranean Sea. Luxury amenities include a communal pool with built-in firepit lounge and a fully equipped outdoor gym. International Residences is more than a home — it is a lifestyle defined by style, comfort, and

extraordinary views.

The Park Residences

Paphos City Centre

Premium City Centre Living. Strategically located in the vibrant city centre, The Park Residences is an exclusive collection of just 10 elegant one and two-bedroom apartments offering an unparalleled residential experience. Featuring spacious floor plans, high ceilings, and private balconies that invite natural light and stunning cityscapes. An exquisite communal terrace offers Mediterranean sunshine and relaxation. Walking distance to dining, shopping, and entertainment, with easy access to the finest beaches of Paphos.

La Fontaine Residences

Paphos — Seafront

■ Coming Soon — Currently Under Study

A piece of paradise. La Fontaine Residences will offer an oasis of tranquility and peace, situated just 3 minutes from the sea. Further details coming soon — register your interest now.

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Financial & Tax Considerations

Cyprus offers one of the most investor-friendly tax environments in the EU. We recommend working with a qualified Cypriot tax advisor for your specific situation.

Property Purchase Costs

Purchase price (min. for residency)	€300,000
VAT on new properties	19% (5% reduced rate may apply)
Transfer fees	0% if VAT paid
Legal fees (approx.)	1–2% of purchase price
Stamp duty	0.15–0.2% of purchase price

Ongoing Tax Obligations

Annual property tax	None (abolished 2017)
Rental income tax (non-dom)	0% on dividends; rental income taxed at flat rate
Capital gains tax	20% on property gains (exemptions apply)
Inheritance tax	0%

Income Requirements

Main applicant annual income (from abroad)	Min. €30,000
Per additional dependent	+ €5,000 per person
Income source	Employment, pension, dividends, rental income or other

Note: Tax laws change. This information is a general guide only. Prospecta strongly recommends consulting a qualified Cypriot tax advisor before making any investment or residency decisions.

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Frequently Asked Questions

Q: Can I get EU residency without living in Cyprus?

Yes. The programme has no minimum stay requirement beyond one visit every two years. You are not required to change your primary residence.

Q: Does my family qualify too?

Yes. Your spouse and dependent children under 18 are included in the application at no additional property cost. Adult children over 18 can apply separately.

Q: Can I rent out my property?

Yes. Your property can be rented out. Many of our investors generate 5–8% annual yields on their Paphos properties.

Q: What if I want to sell the property later?

You may sell after residency is granted, provided you reinvest in another qualifying property. Your residency status is not automatically lost.

Q: How long does the process take?

From initial consultation to residency card approval typically takes 4–6 months in total.

Q: Do I need a Cypriot bank account?

Yes. We assist our clients in setting this up as part of our full-service approach.

Q: What is the difference between Permanent Residency and Citizenship?

Permanent Residency gives you the right to live and work in Cyprus and travel within the EU. Citizenship requires 5 years of actual residency and additional conditions. They are separate programmes.

Q: Is the programme stable?

The Cyprus Permanent Residency programme is a well-established legal pathway that has proven consistently stable over many years.

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Why Prospecta Development

When you're making a decision of this magnitude — the developer you choose matters as much as the property itself.

44 Years in Paphos

Founded in 1980, Prospecta is one of the most established luxury developers in Cyprus. We have delivered hundreds of projects and maintained our reputation through every market cycle.

Award-Winning Developments

Tony Blue Residences has been recognised as Best Luxury Villa Development Cyprus 2025, placed in the Top 100 Luxury Residences of the World, and won a European Property Award.

Full-Service Support

From first conversation to key handover and beyond, our team supports you at every stage. Our "Prospecta Care" after-sales programme ensures your investment is protected long after purchase.

Residency Expertise

We have guided international clients through the Cyprus residency process across multiple markets and nationalities. We know the process and the right professionals to work with.

Direct Access to Leadership

You work directly with Nicoletta Charalambous (VP) and Sophie (Sales Director) — not a junior sales team. Decisions are made quickly and communication is personal.

READY TO BUILD YOUR PLAN B?

Contact Nicoletta Charalambous directly for a confidential consultation.

Instagram: @nicoletta_charalambous | www.prospectadevelopment.com

This guide is provided for informational purposes only and does not constitute legal, tax or financial advice. All investment decisions should be made in consultation with qualified independent advisors.