

# ***Hotspot Guide***

*Cyprus*

***A Sample of what's on Offer***

*Hot Spot*

***Introduction***



## Fast Facts:

- **Location:** Cyprus is the largest Mediterranean Island
- **Capital City:** Nicosia
- **Climate:** Cyprus has a dry climate and is hot for much of the year with 340 days of sunshine. Being an island, the majority of coastal resorts are cooled by a sea breeze.
- **Average Temperature:** Between 19°C to 30°C
- **Total Land Area:** 9,250 sq km (3,571 sq mi).
- **Official Language:** Greek and Turkish
- **Total Population:** 920,600
- **Population Density:** 0.56%
- **Major Religion:** Christianity
- **Currency:** Euro. £1 = €1.26
- **GDP:** 21.3 Billion
- **GNI per capita:** 19 600 PPP\$
- **Inflation:** 2.8%
- **Annual Growth:** 1.21%
- **Main Exports:** Citrus, Potatoes, Pharmaceuticals, Cement, and Clothing
- **Main Sources of Income:** Taxes and Tourism
- **Unemployment:** 5.4%
- **Population Below Poverty Line:** None
- **Literacy:** 97.6%
- **Life Expectancy:** 74.6 male, 79.3 female
- **Time Zone:** GMT +2
- **Internet Domain:** .cy
- **International Dialling Code:** +00357

## Geography

- The geography of Cyprus, an island country situated in the Eastern Basin of the Mediterranean Sea.
- On the island is dominated by the mountain masses and the central plain they encompass, the Mesaoria.
- Geopolitically, the island is subdivided into four main segments.



## Economy

- **Industries:** Greek Cypriot area - Tourism, Food and Beverage processing, Cement and Gypsum production, Ship repair and Refurbishment, Textiles, Light chemicals, Metal products, Wood, Paper, Stone, and Clay products .
- **Agriculture - products:** Greek Cypriot area - Citrus, Vegetables, Barley, Grapes, Olives, Vegetables; Poultry, Pork, Lamb, Dairy, Cheese



## Politics

- Politics of the Republic of Cyprus takes place in a framework of a presidential representative democratic republic, whereby the President of Cyprus is both head of state and head of government, and of a multi-party system.
- Executive power is exercised by the government.
- The president, elected by popular vote for a five-year term, is both the chief of state and head of government; post of vice president is currently vacant.



## **Why invest in Cyprus?**

- Capital growth 20% and increasing
- One of the strongest economies in Europe in regards to its financial hub
- Cheap airlines started flying in March 2007 (Monarch)
- Shortage of residential land in hotspot rental areas
- Huge financial backing from Europe as one of the EU's newest members
- Paphos and Larnaca international airports are being massively expanded
- Plans to renovate Larnaca marina to 2,500 berths in the next three years
- New marina in Coral Bay will house 1,000 berths
- Widening of motorways to cope with tourism demand
- Construction periods 2–3 years
- Longest rental season in the Mediterranean
- Legal system, based on the UK and easy for UK investors to understand



## **A Brief Guide to Purchasing Property in Cyprus**

- EU nationals living outside Cyprus have certain restrictions .
- Permission from the council of ministers needs to be sought .



## Property Market

- Property in Cyprus is seen as a safe investment because the Cyprus property market is growing at a stable rate and property prices remain competitive compared with other EU locations.
- Cyprus has long been a favourite tourist and retirement destination. With the recent growth in the tourist industry due to increased facilities and an improved infrastructure,
- Cyprus is quickly taking on a new identity as a very sensible investment option within one of the fastest growing property markets in Europe.
- While the tourist industry in Cyprus is gaining momentum, Buy-to-Let investment in Cyprus is viable due to the increase in demand for rental property.

## Fees and Taxes

- **Legal fees:** Between €865 and €1,730
- **Stamp duty:** The first CY£100,000 is charged 0.15%, and over CY£100,000 is charged 0.2%.



## Hot Spots

1. **Paphos:**
  - Has calm seas and stunning sunsets
  - The most expensive area in Cyprus
  - Popular with tourists
2. **Limassol:**
  - Popular with beaches
  - A huge variety of night life
  - Ancient culture of castles & mosques
3. **Nicosia:**
  - The capital which divides the island
  - Helps in tourism industry

