REAL ESTATE

CYPRUS

REAL ESTATE
IN NORTHERN CYPRUS

A RELIABLE PARTNER IN THE NORTHERN CYPRUS MARKET

- Property Encumbrance Check
- Payment of Taxes Upon Purchase
- Registration of Purchase Agreement
- Obtaining Permission to Purchase Property
- Issuance of Title Deed
- Wills and Inheritance
- Property Insurance

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WHY INVESTING IN TRNC?

Growing Demand

TRNC is seeing increased interest from foreign buyers looking for affordable property by the Mediterranean Sea, attracted by the region's natural beauty and investment potential.

Competitive Prices

Real estate prices in the TRNC are significantly lower than in Southern Cyprus and other EU countries, making this market attractive to investors.

KEY RULES FOR FOREIGN BUYERS

Purchase limits

Foreigners can legally
buy: up to three apartments,
or two villas, or
one plot of land.

Required Permission

Obtaining a purchase
permission (P2P) is
necessary.

Transaction costs

Buyer must consider
additional taxes
and fees.

THE BIGGEST RISKS WHEN PURCHASING

*Buyers often ignore legal restrictions for foreigners

*Focusing solely on price leads to poor property selection

*Professional assistance is essential to ensure compliance with regulations

RESTRICTIONS FOR FOREIGN INVESTORS

800 Meter Rule

Properties must be located more than 800 meters from strategic objects

Co-ownership

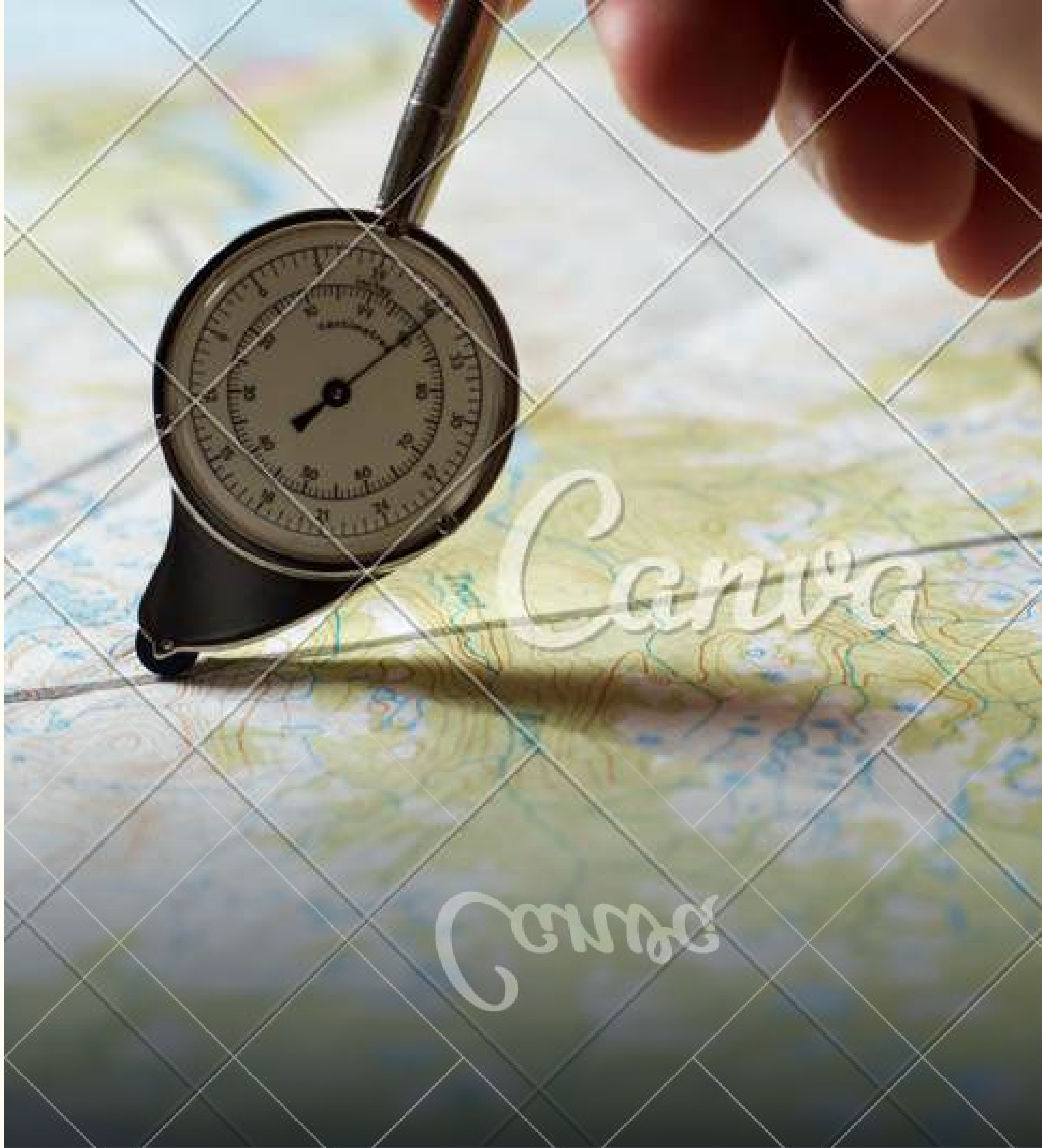
Can be negotiated, however, properties with shared land ownership are limited

Purchase Denial

Violation of rules results in purchase authorization being denied

800 METER RULE

This rule is essential — properties must be at least 800 meters away from strategic objects such as: military units, presidential palace, presidential residence, oil depots, parliament building, military depots, etc.



CO-OWNERSHIP

For example, it is possible to arrange to buy a property in shares, which reduces the purchase price. Pay attention to legality and permits.

PURCHASE REFUSAL

Poorly prepared contracts

lead to:

-refusal of permission

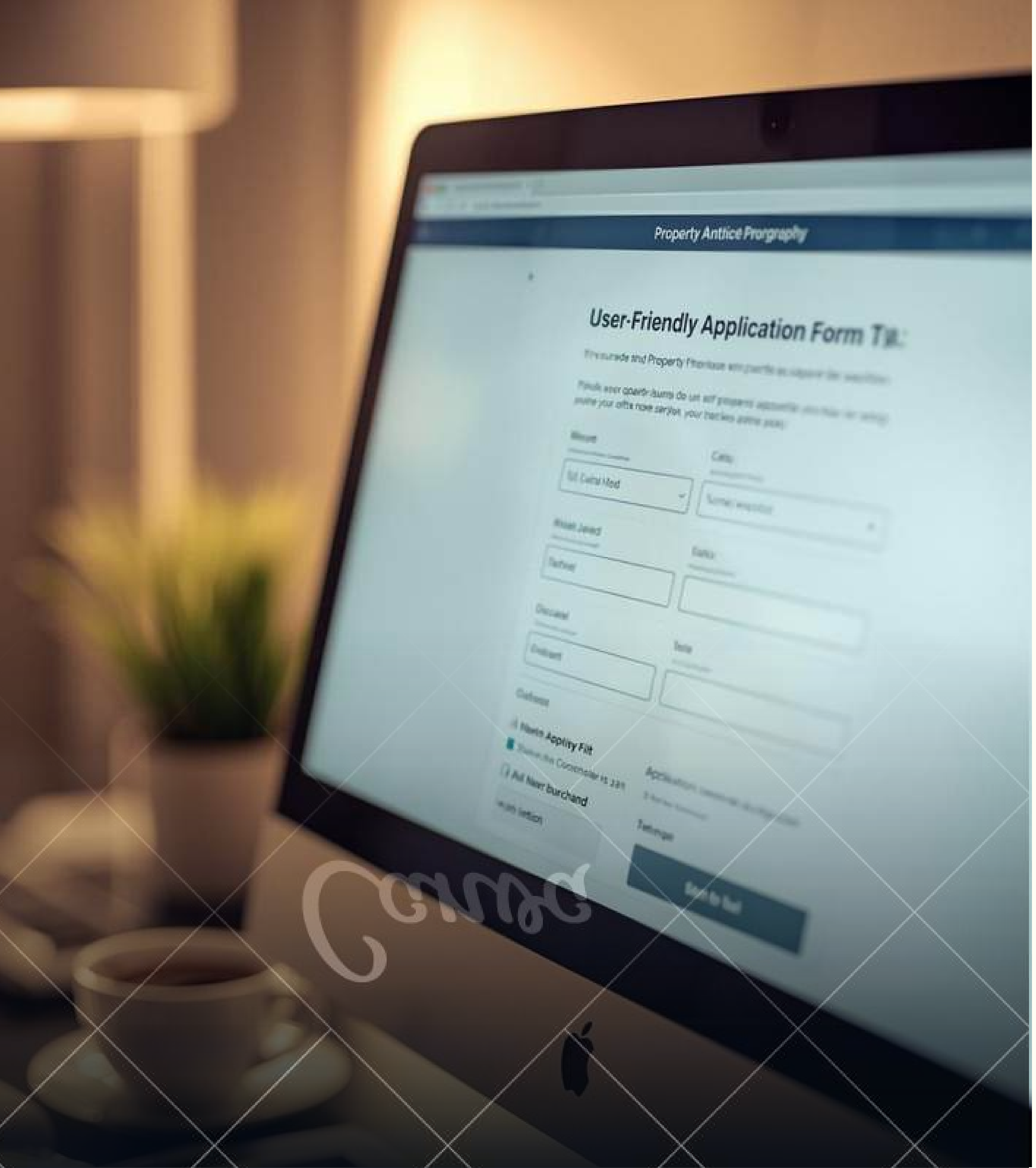
-forced sale

-significant financial risks

Understanding these risks is crucial to protecting your investment in the real estate market of the TRNC

MINIMIZING LEGAL RISKS

Working with a quality lawyer is essential. Before transferring funds, perform thorough due diligence, verify the title deed, encumbrances, and ownership history.



Getting P2P

REQUIRED DOCUMENTS:

- Certificate of Good Conduct
- Purchase Agreement
- Copy of Title Deed
- Plot Map
- Approved Project Plan
- Building Permit
- Construction Permit
- Completed Application Form
- Power of Attorney

REAL ESTATE TAXES

0.5% of value – Stamp Duty

6% of value
– Purchase Tax

5% of value
– VAT

3% of value
– Transfer Tax

NECESSARY COSTS

- €15 – registration of the contract in the land registry
- €600 – purchase permit (P2P)
- from €2,500 – transformer (TRAFO)
- €500–1,000 – water connection
- €300 – electricity connection
- €2,500 – legal services

REAL COST OF A €100,000 APARTMENT

TAXES:

0.5% = €500
6% = €6,000
5% = €5,000
3% = €3,000

TOTAL: €14,500

ADDITIONAL COSTS:

Registration = €15
P2P (permit to purchase) = €600
TRAFO (transformer) = €2,500
Water meter = €500
Electricity meter = €300
Legal services = €2,500

TOTAL: €6,415

TOTAL:
€100,000 + €14,500 + €6,415 = €120,915

Rule of approximately 21%, negotiation with developers to reduce the price.

HIDDEN COSTS IN FURTHER SALE

*Developer administrative fee

- for a new contract at least €1,000, must be negotiated in advance in the 1st contract

- Difference in taxes when selling at a higher price (VAT, withholding tax).
- Sales income tax:
    - 2.8% (individuals)
    - 4% (companies)

MOST COMMON ERRORS

– Emphasis on low price instead of quality and legality
– Ignoring ownership structure
– Failure to verify proximity to military zones
– Failure to use legal assistance

PROTECT YOUR INVESTMENT! SHOP SAFELY!

Working with experienced lawyers is THE KEY.

Always request a detailed due diligence report before making any payment.

A STUNNING RESIDENTIAL PROJECT JUST
500 METERS FROM THE MEDITERRANEAN SEA

The project includes a palm-shaped swimming pool, beautifully landscaped surroundings and a complete infrastructure for sports, leisure and spa

PRICES:

Studio from GBP 107,000
1+1 from GBP 148,000
Deposit: 30%
Instalments: 84 months (7 years)





BRANDED RESIDENCES WITH 10 YEARS RENTAL MANAGEMENT AND HOTEL SERVICES

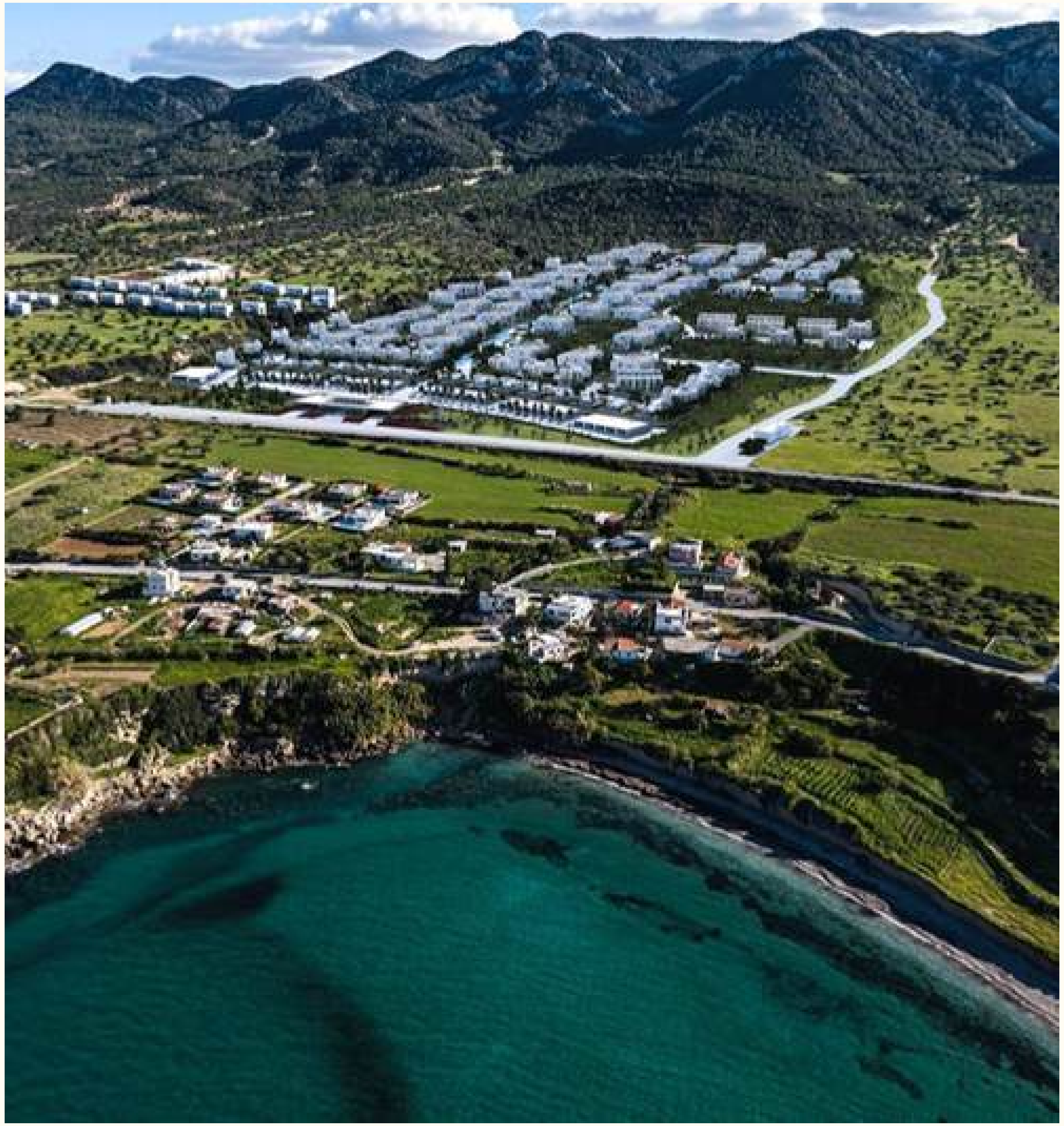
A premium development created in collaboration with 3 developers with 600 fully managed residences.

Fully furnished and fully equipped.

10 year rental management guarantee.

Hotel services and professional management 1.4 km long boulevard with waterfalls.

PRICE: GBP 129,950






INVESTMENT APARTMENTS WITH GUARANTEED YIELD OF UP TO 12.5% ANNUAL

Located in the prestigious Iskele area of Northern Cyprus.

Modern resort with swimming pools and complete infrastructure.

Contractually guaranteed rental income for up to 8 years.

PRICE: GBP 117,000.




FIND A PROPERTY THAT SUITS YOU THE BEST WITH OPUS PROSPERITY

We will select a property according to your individual requirements.
Verified properties,
safe to buy.