

CYPRUS PERMANENT RESIDENCE

GET
CYPRUS
PR CARD
IN 6 MONTHS

INVEST € 300,000
IN PROPERTY

SINCE 1960



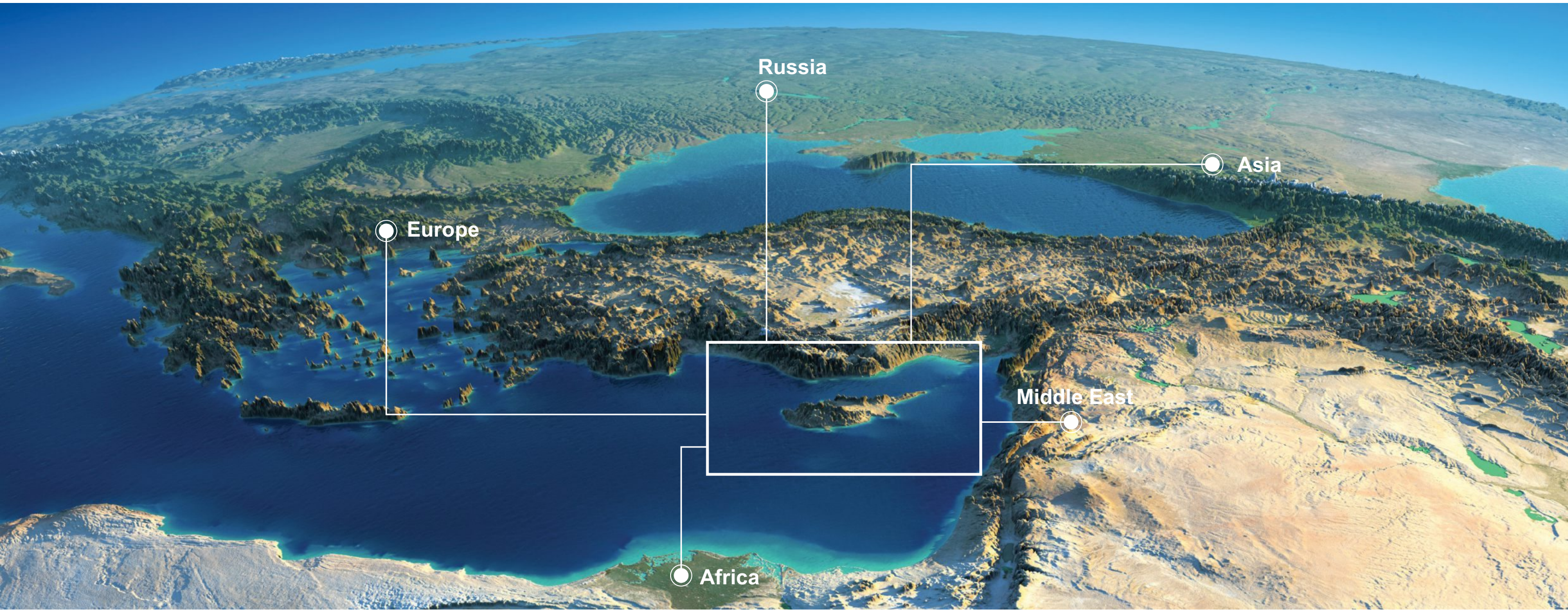
Leptos Estates
the Leading property developers

BECOME A **PERMANENT RESIDENT OF CYPRUS**
BY INVESTING WITH
Leptos Estates
UNDER THE CYPRUS INVESTMENT PROGRAMME

AUGUST 2023

CYPRUS' STRATEGIC GEOGRAPHIC LOCATION

- Cyprus' competitive advantages derive from its strategic geographic location.
- The island has developed into a thriving business hub, with a vast array of investment opportunities in key growth sectors of the economy.



| CYPRUS

Acquiring property in Cyprus, either as an investment or as a second home, has always been a popular choice among foreign investors. A combination of high quality of life, year-round sunshine and natural beauty, ease of doing business and investment incentives offer investors an attractive experience in terms of both living and doing business.

- Member of the EU and Eurozone
- Strategic location at the crossroads of 3 continents (Europe, Asia and Africa)
- Safe and secure environment
- Attractive and significant international business centre
- Ability to obtain Permanent Residency / Citizenship for non-EU citizens through the purchase of real estate
- Low tax rates: Corporate (12.5%) Pensions for international (5%)
- New “Non Dom” tax residency with only 60 days minimum stay requirement
- Double taxation treaties with 60+ countries
- Caters to 4 million tourists per year
- High level of services including financial, medical, educational, telecommunications etc.
- High standard but low cost living
- Growth sectors and opportunities (Real Estate, Natural Gas, Tourism, Health, Education and Shipping)
- The recent natural gas discovery will be a game changer for the economy
- Largest casino integrated resort in Europe



CYPRUS FACTS AND FIGURES

1st

Safest country in the world
among small countries and
5th worldwide (2016)

4th

4th out of 144 countries
on higher education and
training (2016)

5th

Best relocation destination
in the world (2016)

65

Double taxation agreements
with over 65 countries
worldwide (2019)

65

65 Blue Flag beaches-
most per capita in the world
(2019)

340

Days of sunshine throughout
the year

2017

Pafos 2017- European
Capital of Culture

3.97mil

3.97 million recorded tourists
visited Cyprus in 2019

CYPRUS TAX INCENTIVES

5%

- On foreign pensions, exemption of €3.417 is granted
- A reduced VAT (5% from 19%) for main residence purchased

0%

- Immovable Property Tax
- Inheritance, Wealth and Gift Tax
- On dividend income for non-Cypriots
- On Widow's pension
- First €19.500 are exempt from personal income tax
- Instead of 8%, zero property transfer fees on vatable properties

12,5%

- Corporate tax, one of the lowest in Europe

NON DOM Residence persons have high exemptions from many taxes and rates for their Cyprus and non-Cyprus income

PAPHOS

THE COSMOPOLITAN RESORT CITY

- Akamas National park – Flora & Fauna
- Beautiful countryside
- Best climate on the island
- Blue flag beaches
- Cosmopolitan area
- Daily glorious sunsets
- European Capital of culture for 2017
- Famous for its Paphos Aphrodite Festival
- Freehold properties
- Ideal holiday destination for families
- Ideal place for outdoor activities & sports
- Peaceful place rich in culture & history
- Superb investment opportunities
- The best & most luxury Hotels & Resorts
- The birthplace of Aphrodite Goddess of love and beauty
- 6 Golf courses- the only ones in Cyprus



LIMASSOL

THE VIBRANT LEISURE DESTINATION

- Located in the beautiful south coast of Cyprus
- Most vibrant city in Cyprus with an unending list of things to see and do
- Prime centre for the island's international business community
- Magnet for new companies and global creative professionals
- Popular among HNWI and ex-pat families who choose to relocate for education, lifestyle, tax and business purposes
- Located within 45 minutes' drive from:
 - Larnaca and Paphos International Airports
 - Troodos Mountain Range
 - Nicosia, the island's capital
- 15km stretch of golden sandy beaches
- Bustling population of over 200,000 multi-cultural inhabitants
- Numerous international schools
- Entertainment, shopping and leisure hub
- Home to the island's shipping community
- Upcoming home of the island's oil and gas community
- Largest casino resort in the Mediterranean (under construction)





REQUIREMENTS AND **CONDITIONS**

REQUIREMENTS AND CONDITIONS

- 1** Cyprus Permanent Residency is issued in approximately 6 months
- 2** No need to reside in Cyprus as long as the applicant and his family included in the Immigration Permit, visit Cyprus at least once every two years.
- 3** The applicant should be an owner of a property (sold for the first time by a development company) in Cyprus, a house, an apartment or any other building, for a minimum value of €300.000 + VAT (if any).
- 4** Also they can purchase of other types of real estate such as offices, shops, hotels or similar developments or a combination of these with a total value of € 300,000. These properties can also be second hand properties.
- 5** The immigration permit issued to an applicant covers his spouse and children under the age of 18. The said permit is also applicable for unmarried children aged 18 to 25 who may prove that they are students at a University and are financially dependent on the applicant. The said permit will be valid for life after the age of 25 without any other supportive document.

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6

The main applicant must prove secured annual income of at least €50,000. The annual income is increased by €15,000 for the spouse and €10,000 for each minor child of the applicant and/or his/her spouse.

7

The applicant and his family included in the Immigration Permit must submit with their application, all documentation needed as per the checklists provided by the Cyprus Government

8

The applicant and his spouse shall confirm that they do not intend to be employed in Cyprus but it is to be noted that the applicant and/or his spouse may be a shareholder(s) in a Company registered in Cyprus and the income from the dividends of such a company in Cyprus are not deemed an impediment for the purpose of obtaining an immigration permit.

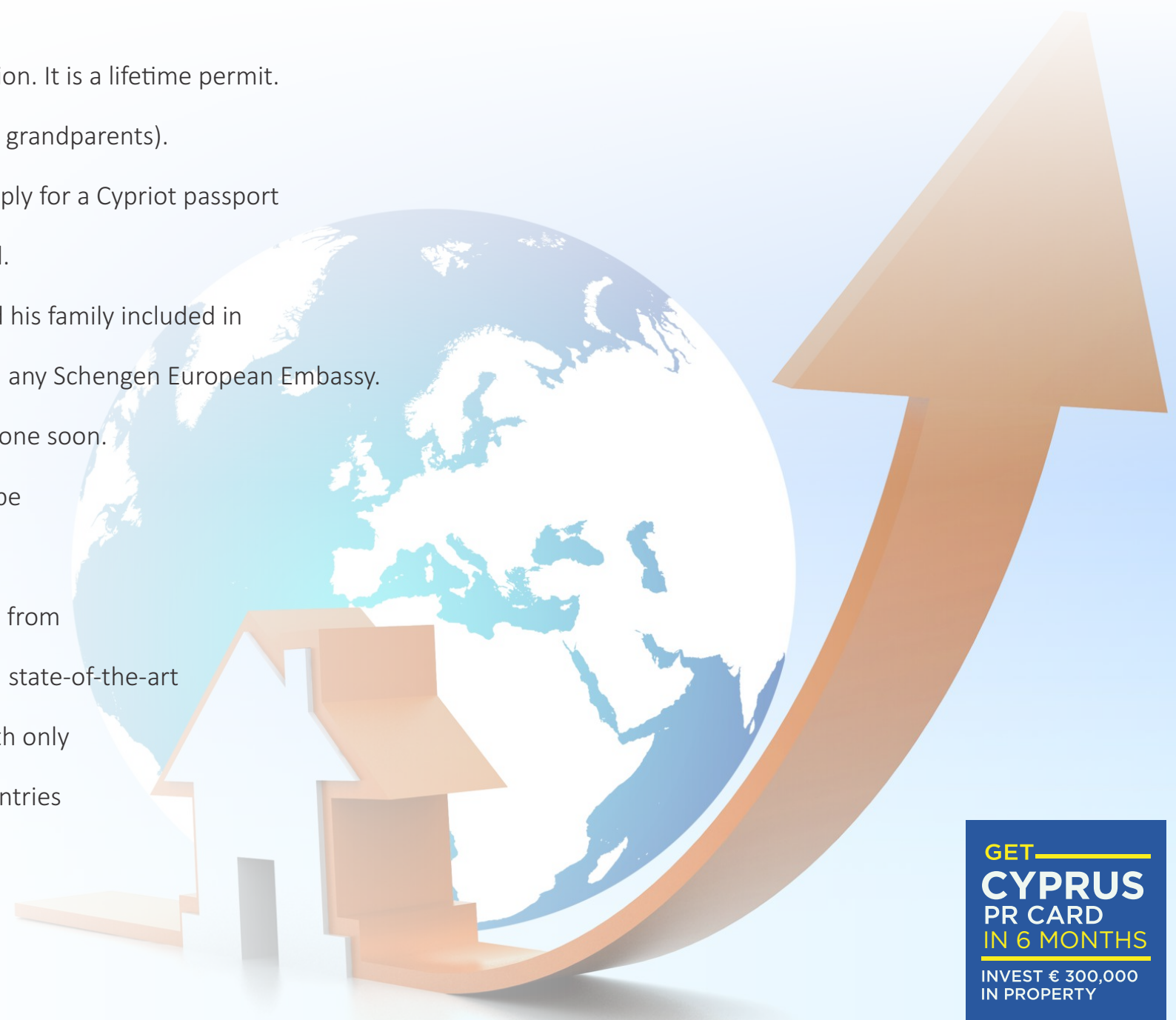
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BENEFITS

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- Cyprus Residence Permit is permanent and no need for future reconsideration. It is a lifetime permit.
- Cyprus Permanent Residence applies to the entire family (parents, children, grandparents).
- Cyprus Permanent Residents have the right (under certain conditions) to apply for a Cypriot passport following their physical presence for a total of 5 years within a 7 year period.
- Once the Cyprus Permanent Residence Permit is obtained the applicant and his family included in his Immigration permit will be entitled to apply for a Schengen Visa through any Schengen European Embassy.
- It is very important to note that Cyprus is expected to enter the Schengen Zone soon.
- Cyprus has a relaxed, stress-free lifestyle with the lowest crime rate in Europe
- Cyprus has zero Inheritance, wealth, gift and immovable property tax
- Cyprus offers an ideal family environment, enabling your children to benefit from excellent schools and universities while healthcare and infrastructure are all state-of-the-art
- Cyprus is one of the most popular destinations for setting up companies with only a 12.5% corporate tax rate, and double taxation treaties with almost 65 countries
- Risk free Freehold property ensures permanent property rights



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Leptos Estates
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1st

Service Exporter
2012 & 2016

60

Years of
Experience

350

Completed
Projects

25

Projects currently
under construction

75+

Countries with Offices
and Sales Network

1,500

Employees within
the Leptos Group

7,5k

Properties
and Hotel Rooms
under management

25k

Happy and Satisfied
Home Owners

5mil.

Sq.m of Prime Land
for development



CYPRUS PERMANENT RESIDENCE

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