

# Cyprus Properties Report



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# Cyprus

## Welcome to Cyprus

Welcome to Cyprus, an island of legends and myths that lie year-around (4 Seasons, The Cyprus for All Seasons Research Survey) in the light of the warm Mediterranean sun. With 11,000 years of long history, this land has experienced civilizations to come and go, from Alexander the Great to Cleopatra. All emperors were attracted by the island's beauty (The Cyprus Mystique) and perfect climate.

On the other hand, Gods and Goddesses, such as Aphrodite made their home in Cyprus, and travellers throughout antiquity came here just to pay them tribute.



Today Cyprus is a modern country that enjoys a full membership of the European Union. The place naturally blends European culture with ancient enchantment. There is something to enjoy for all taste, eye-catching sandy beaches and scented mountains, vineyards studded with olive trees and ancient ruins that stir the imagination, citrus groves and old stone villages where sweet wine flows as freely as conversations at the local café. The friendliness of its people embrace a carefree place, perfect to live in, and everyone can enjoy the warmth and kindness of the people.

## **Activities in Cyprus - Activities and Clothing**

*General information and suggestions on what to wear and do, according to season:*

### *April - May*

- ◆ Days are pleasantly warm, but temperatures may fall a bit at night.
- ◆ Medium-weight and summer apparel: Light woollies or long sleeved cotton for the evenings.
- ◆ Excellent season for those who prefer to enjoy nature, as the countryside is green and flowers are in blossom.

### *June - July - August*

- ◆ Warmest months of summer.
- ◆ Very light weight summer clothing.
- ◆ Ideal for swimming and all beach/water activities.

### *September - October*

- ◆ Warm days, cool October evenings.
- ◆ Light weight apparel for the day and medium-weight for the evenings in October.
- ◆ Swimming and water-sports are still at their best.

### *November*

- ◆ Pleasantly warm days
- ◆ Medium-weight apparel. Light Woollies.
- ◆ Ideal weather for autumn travel. Lunches in the open-air still a delight.
- ◆ Sunbathing and even swimming can still be enjoyed, as well as most outdoor sports.

### *December - January*

- ◆ Winter time for Cypriots...
- ◆ Autumn for their foreign visitors! It may rain occasionally yet the promise of glorious sunshine is Still there.
- ◆ Winter clothing; not heavy coats though!
- ◆ Outdoor activities and excursions can be enjoyed.

### *February*

- ◆ The possibility of exceptionally warm days. Almond trees in bloom, occasional rain, and mild day time temperatures are the harbingers

of spring. It can be quite cold however in the evenings.

- ◆ Winter apparel.
- ◆ Conditions are ideal for snow skiing on Troodos mountains.

### *March*

- ◆ Moderating weather with nature at its best.
- ◆ Winter apparel with medium-weight wear.
- ◆ Most outdoor activities can be enjoyed, and March is an excellent period for long country walks.

## **Hiking in Cyprus**

An ideal way to get a feel for the countryside of Cyprus is to walk through it-literally. There are hiking trails of varying levels of difficulty throughout the country, with the most extensive network found in the delightful Troodos Mountains. Some of these are within walking distance of the major monasteries. All told more than 48 well signposted paths or trails cover a total distance of 200 kilometres in various parts of the island. Make hiking the central focus of Your trip, in conjunction with an agrotourism stay or simply as an invigorating addition to a more traditional tour of Cyprus.



### **Three Days In Central Cyprus**

The Troodos Mountains area boasts four distinctive signposted nature trails. The circular, seven-kilometre long Artemis Trail is at the 1850-metre level and encompasses endemic flora such as Cyprus crocus and orchids under the black pines, as well as rich avian life that includes blue rock thrush and imperial eagles. The Atalanti Trail, named after a forest nymph, is nine kilometers long. At four kilometres, the Kalidonia Trail (also known as the Trail of Nightingales) crisscrosses the Kryopotamo stream as it flows from the Troodos to Platres. The final portion

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|--|--|
|  | <p>of the trail begins under a wooden archway and leads to the Caledonean Falls. The three-kilometre Persephone Trail affords up-close looks at beautiful lichens and ferns. Views hiking in Cyprus.</p> |
| <p><b>A Day in Akamas</b><br/> Still basing Yourself in Paphos, explore the Akamas Peninsula, a rugged thumb-shaped strip of land crisscrossed by rocky hiking trails. From the Aphrodite Trail hikers have spectacular views of rock formations, limestone outcroppings, cliffs and boulders sculpted into odd shapes suspended in the sea. Both the Aphrodite Trail and Adonis Trail branch out from the Baths of Aphrodite, a natural grotto. On other, western side of the peninsula is Avakas Gorge, popular as a day trip excursion from Pafos by jeep. Several outfitters organize 4X4 jeep trips all year long, the majority leaving from the Pafos District. Most of the excursions include a stop at Lara Beach, a protected nesting ground for endangered sea turtles. All of the settings are pristine, so be sure to bring Your camera!</p> |    |

**Cyprus for All Seasons**

One of the benefits of being a Mediterranean island is plentiful sunshine throughout the year, and Cyprus is no exception. In fact, Cyprus epitomizes the ideal weather of the region with sunny days and fine temperatures almost every day. Extremes of temperatures are rare, meaning Cyprus has something to offer every month of the year, whether it's swimming (as late as November) or enjoying cultural sites and festivals (all year long). While seasonal fluctuations are not drastic, however, they are different. Here's what to expect.

**Summer: When It Sizzles**

For just about Summer stretches from mid-May to mid-October and means high temperatures, cloudless skies and cooling breezes from the sea. It's the ideal season for swimming, sunbathing and a whole range of water sports from sailing to scuba diving. At this time of year, explore the archaeological sites early in the morning or in late afternoon, avoiding the hottest part of the day. It's always a good idea to bring along sun protection, such as sunscreen and a broad-brimmed hat. Even in the height of summer when it's 32C (90F) degrees at the beach (and warmer inland), temperatures are refreshingly cooler in the Troodos, making the mountains ideal for hiking or simply relaxing.



**Fall Forecast: Warm and Sunny**

Toward the end of October evenings do tend to get cooler, however. In October and through November the leaves change color in the Troodos and vineyards take on gold and crimson hues against a backdrop of crystal clear sunlight. In Cyprus even mid-November can feel like summer, but by month's end medium-weight apparel for the late afternoons and evenings will enhance the traveller's experience. It is still possible to enjoy swimming, while inland excursions to villages and vineyards for wine tastings can be very enjoyable. Fall also brings with it the annual Kypria festival, with prestigious local and international musical and dramatic performances at venues throughout Cyprus.

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**Winter: An Active Season**

December and January are the months of Mediterranean winter, bringing the possibility of rain, but still an average of six hours of bright sunshine a day. This is the time of year when smaller Mediterranean destinations shut down for the season, but not so Cyprus. The island is a major business centre and has many important heritage sites and museums, all at their least crowded in



|  |  |
|--|--|
| <p>winter. The cultural calendar is also alive and well throughout the winter, with new events coming all the time. The summer resort of Agia Napa, for example, offers a "Cultural Winter" with classical music concerts and modern and folkloric dance performances. Into early February there is occasional rain, and often snow in the Troodos - ideal for skiing!</p> |  |
|    | <p><b>Spring: Delights</b><br/> The first orchids bloom in January in Cyprus, and by mid-February the countryside is already alive with fresh green meadows and almond trees in bloom. March days can still be cool (daytime temperatures around 19C or 65F, 9C or 40F at night) but steadily moderate. Early spring is a wonderful time to visit to Cyprus, with pleasant daytime temperatures and many of the ancient ruins framed by a carpet of red anemones and other wildflowers.</p> <p>In April and into the middle of May spring is in full force. This is an ideal time for nature hikes and off-road adventures in the pristine Akamas Peninsula. Cyprus has 1,950 species of flowering plants, 140 of which grow nowhere else but on the island, and in the Akamas alone, there are 700 plant species, of which 40 are endemic. From February to April, pink cyclamen sprouts up from rocky foothills and thickets and forms a riveting adornment to the Baths of Aphrodite. From March to April, the pink wavy-leaved monkey orchid (<i>Orchis italica</i>) grows in dense patches around Pafos. If in summer Cyprus is the place to bask in the sun, then spring is the time to savor the natural beauty of the island in bloom.</p> |

## **Climate**

Climate can be important when looking at overseas property and will influence your choice of location. Cyprus is the hottest of the Mediterranean islands and boasts near all year round sunshine, where you can expect 340 days of sunshine with temperatures rarely dropping below 16 degrees.

| <b>Month</b> | <b>Average temperature</b> |
|--------------|----------------------------|
| January      | 16°C                       |
| February     | 16°C                       |
| March        | 18°C                       |
| April        | 23°C                       |
| May          | 28°C                       |
| June         | 32°C                       |
| July         | 32°C                       |
| August       | 33°C                       |
| September    | 32°C                       |
| October      | 28°C                       |
| November     | 23°C                       |
| December     | 19°C                       |

The rainy season is from November to March with temperatures ranging between 23 to 16 degrees, with most of the rain falling between December and February. The spring season is mild and you can expect temperatures of 23 degrees. During April the spring flowers are at their best, by May they are starting to go over. Early May can be windy, but by the middle of the month the temperature is starting to rise. During July and August the temperature can be well above 30 degrees centigrade.

The Troodos Mountains are a great place to escape the heat of the summer sun, you can expect a difference in temperature of up to 12 degrees. During the winter months of December and January the mountains provide ideal Skiing conditions, while by the coast you can still enjoy the beach.

## **Sunrise and Sunset Times, Daylight Saving Time**

Sunrise and Sunset times are given for the 15th of each month with the hours and minutes at 5 minutes approximation.

| Month     | Sunrise / Sunset |
|-----------|------------------|
| January   | 06:55 - 17:00    |
| February  | 06:35 - 17:30    |
| March     | 06:00 - 17:55    |
| April     | 06:15 - 19:20    |
| May       | 05:45 - 19:45    |
| June      | 05:30 - 20:00    |
| July      | 05:45 - 20:00    |
| August    | 06:05 - 19:35    |
| September | 06:30 - 18:55    |
| October   | 06:50 - 18:15    |
| November  | 06:20 - 16:45    |
| December  | 06:45 - 16:35    |

### Daylight Savings Time

Each year on the last Sunday of March, Daylight Saving Time comes into effect in Cyprus and all clocks are advanced by one hour. On the last Sunday in October, Cyprus reverts to Standard Time.



### Geography

#### Island Contours

Cyprus is the third largest island in the Mediterranean Sea. Its 9,251 square kilometres (3,572 square miles) encompass citrus and olive groves, pine forested mountains, and some of Europe’s cleanest beaches. Also the easternmost island in the Mediterranean Sea, Cyprus is approximately 105kilometres (60 miles) west of Syria, 75 kilometres (47 miles) south of Turkey and 380 kilometres (200 miles) north of Egypt.

The nearest Greek point is the Greek island of Rhodes which is 380kilometres

(200 miles) to the west. The island has a mild, typically Mediterranean climate, with abundant sunshine even in winter and little rainfall. Prominent geographic features include the Troodos massif that occupies most of the southwestern part of the country, the Pentadaktylos range in the north around Kyrenia and the Messaoria Plain in between them. It is here that the capital city, Lefkosia, is located.

The elongated Karpasia Peninsula occupies the northeastern part of Cyprus, while the southeastern point terminates in Cape Greko. The southern coast is where the major towns of Larnaka and Lemesos are located. Pafos and the Akamas Peninsula are on the far western edge.

The latitude of Cyprus is 34° 33'-35° 34' North, and its longitude 32° 16'-34° 37' East



## Food & Wine

Fruit and Vegetables - Nurtured by the warm Mediterranean sun, Cyprus fruit and vegetables grow to a size and quantity guaranteed to delight the most demanding palates. The trees laden with citrus, and the acres of grapes particularly on the southern Troodos slopes, are the beginning of the story. The markets and many roadside stalls are a feast of colour, with fruit of every variety, size and hue; ripe, juicy, tasty, ready for eating and very inexpensive. These include apples, pears, melons, watermelons, plums, figs, strawberries and cherries to mention but a few. The same goes for the island's vegetables. Everyone knows the superlative Cyprus potato - so tasty and ideal for chips - but there are giant, shiny aubergines, massive red tomatoes, fat lettuces, elongated carrots, plump atrichokes, delectable avocados and many more.



**Island Cuisine** - The gastronomic pleasures of Cyprus should be savoured at an unhurried pace, to

discover new flavours and sample the many traditional dishes; the best way to learn than to follow local custom with a typical meze - meaning mixture which is usually a little of everything that is available that day in that taverna or restaurant.

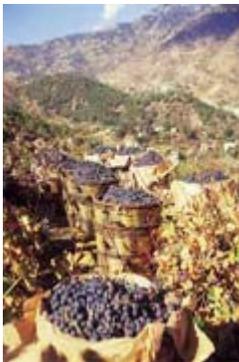
As many as thirty dishes may form the meze starting with dips, salads and vegetables, advancing to hot dishes - including such favourites as Mousaka and kebabs as well as tasty local casseroles, fresh fish and chicken - and finishing with sweets like Baklava and loucoumades. Cyprus wines, inexpensive and plentiful, make a good accompaniment to this exotic and lingering repast, and a Cyprus coffee in a tiny cup, ordered according to sweetness desired is a fitting finale with a local brandy.

Besides this typically Cypriot type of meal a visitor offered versatility. There are plenty of charming fish tavernas by the sea and numerous restaurants serving Chinese, Arabic, European and Indian food.

### **Music and Fun**

There are literally thousands of tavernas to choose from all over Cyprus each one offering a friendly welcome and a relaxed atmosphere. At some there is bouzouki music, and the visitor will soon realise how Cypriots enjoy their local songs -it doesn't take long before they join in, always with gusto and appreciation. It is in this ambience that one may be lucky enough to take part in a "glendi - a spontaneous celebration involving eating, drinking, singing and dancing. Kopiaste!" someone will beckon to a complete stranger, meaning: come and join in - come and share their food, their drink, their fun.

### **Wines and Local Drinks**



Over 100 varieties of grapes, plumped to perfection, yield the fortified and table wines which Cyprus is famous for and which can be traced back over 3,000 years. Sherrics, wines, brandies and liqueurs, which have been enjoyed through the centuries, will compliment any meal all at very reasonable prices.

A cool, refreshing long drink is the local Brandy Sour, a tangy concoction that goes down remarkably well and tends to have addictive qualities; others prefer the clean taste of Ouzo, a local cousin of Pernod or Ricard, which turns white and cloudy when mixed with water. And two breweries on the island offer beer that's light and perfectly matched to the Cyprus climate.

### **Nightlife**

Nightlife on the island caters to every mood and every age. There are trendy discos and sophisticated nightclubs. There's ample opportunity to dine and dance romantically under the stars; and there's plenty of local atmosphere and lively fun when the spirited Greek dancing gets going. There's even the chance of seeing

a Shakespearean play or a Greek drama performed in an ancient theater by the light of a Cyprus full moon.

## History of Cyprus

When you visit Cyprus, you follow in the footsteps of historical giants from Alexander the Great to Cleopatra to the apostles of Christ. Throughout history important leaders have seized upon the strategic location of the island, at the crossroads of Europe, Asia and Africa, in forging and defending their empires. Cyprus knew periods of tumult as it came variously under Assyrian, Egyptian, Roman, Islamic, Crusader, Byzantine, Venetian and Ottoman domination, but the inhabitants always remained singularly Cypriot.

It was in the late Bronze Age that Mycenaean Achaeans came to Cyprus , establishing the roots of Greek civilization now more than 3,000 years old. Copper was the hot commodity of the age and trade links were established with Egypt and the Aegean islands. The love goddess Aphrodite had a growing cult of followers. A sense of continuity with history is the most distinct Cyprus signature, from evocative temple ruins that blend naturally with the landscape to contemporary crafts and festivals that take their inspiration from antiquity.

### *History at a Glance*



#### *8200-3900 BC: Neolithic Age*

The earliest settlers known to have lived in Cyprus arrived around 10,000 years ago, as confirmed by remnants dated by archeologists. Civilizations develop along the north and south coasts. In the beginning the Neolithic people themed only stone tools. Pottery appears only after 5,000 BC.

#### *3900-2500 BC: Chalcolithic Age*

In this transitional age between the Stone Age and Bronze Age, copper is first discovered in Cyprus. A cult of fertility develops in the settlements of the period, found mainly in the western part of the island.



#### *2500-1050 BC: Bronze Age*

In this period the copper resources of the island are truly exploited and trade develops with the Middle East, Egypt and the islands of the Aegean Sea, where Cyprus is known as "Alasia." After 1400 BC, Mycenaean from Greece come to Cyprus to trade. Later, during the 12th and 11th centuries, large waves of Achaean Greeks settle on the island and Greek language, customs and religious beliefs

become widespread as a consequence. These Greeks establish the city-kingdoms of Pafos, Salamis, Kition, Kourion and others.

*1050-750 BC: Geometric Period*

The Hellenization of the island is complete, and Cyprus now has ten Greek city-kingdoms. Phoenicians from Tyre, already expert seamen and merchants, settle at Kition. Great prosperity comes with the 8th century BC. The cult of Aphrodite flourishes.

*750-325 BC: Archaic and Classical Period*

While prosperous times continue, there are several foreign incursions. Assyrians make inroads on the island, overthrowing at least seven Cypriot kingdoms as they do. Then come the Egyptians. The reign of Pharaoh Ahmose II (569-525 BC) is peaceful but soon Cyprus is entangled in the tensions between Greece and Persia. King Evagoras of Salamis, ruling from 411-374 BC, unifies Cyprus and makes it one of the leading political and cultural centres of the ancient Greek world.



*333-325 BC: Rule of Alexander the Great, King of Macedonia*

All of Cyprus welcomes Alexander the Great as the island becomes part of his empire. Cyprus shipbuilding expertise is vital in readying Alexander's fleet for conquests in the Near East.

*325-58 BC: Hellenistic Period*

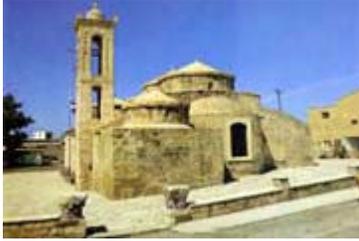
Following the death of Alexander the Great, his generals vie for succession and Cyprus eventually becomes a province of the Hellenistic state of the Ptolemies of Egypt; for the next two centuries it belongs to the Greek Alexandrine world. The Ptolemies abolish the separate city-kingdoms and unify the island, with the capital at Pafos. The Tombs of the Kings here date from this time. During this period the Cypriot philosopher Zenon, from Kition (near present-day Larnaka), founds his famous Stoic School in Athens.

*58 BC-330 AD: Roman Period*

Cyprus becomes a province of the Roman Empire. In 45 AD, St. Paul and St. Barnabas visit Pafos, and when the former converts the Roman proconsul there, Sergius Paulus, to Christianity. He is the first official to accept the new religion. Cyprus becomes



the first country to be governed by a Christian. In the first century BC and first century AD there are destructive earthquakes but cities are rebuilt. In 313 the Edict of Milan grants freedom of worship to Christians. In 325, Cypriot bishops attend the Council of Nicaea.



### *330-1191 AD: Byzantine Period*

With the division of the Roman Empire, Cyprus becomes part of its eastern section, or Byzantium, with its capital at Constantinople. Empress Helena visits Cyprus with pieces of the holy cross and founds three monasteries. The Gospel of St. Mark is found in the tomb of St. Barnabas and Emperor Zeno makes the Church of Cyprus autonomous. In 647 Arabs invade, and over the next three centuries the island is routinely pillaged. At the time of the Arabs' expulsion in 965 by the Emperor Nicephorus Phocas II, many cities are depopulated and lay in ruins.

### *1191-1192: Richard the Lionheart and the Templars*

In 1191 Richard the Lionheart, on his way to the Third Crusade, falls victim to a shipwreck and comes ashore to Cyprus. Treated rudely by Isaac Comnenus, Richard vanquishes the self-styled emperor of Cyprus, takes possession of the island and marries Berengaria of Navarre in Lemesos Castle, where she is proclaimed Queen of England. But the very next year he sells the island to the Knights Templar. They resell it to Guy de Lusignan, the deposed King of Jerusalem.



### *1192-1489: Frankish (Lusignan) Period*

The feudal system takes root and the Catholic Church officially replaces but does not displace the Greek Orthodox Church. Lefkosia, Ammochostos and Lemesos are referred to by the Lusignans as Nicosia, Famagusta and Limassol, respectively. Ammochostos becomes one of the richest cities of the Levant. In 1489 Caterina Cornaro, the last Lusignan queen, cedes Cyprus to the Republic of Venice.



### *1489-1571: Venetian Period*

Viewed as a last bastion against Ottoman advances in the eastern Mediterranean, the Venetians fortify Cyprus and reduce the boundaries of Lefkosia to that portion of the city within its fortified walls. They also construct impressive walls around Ammochostos. While Venice is at the peak of its powers, Cypriots suffer under disease and extortionate taxes. An insurrection in 1546 is easily crushed. Legend says the Ottoman Sultan Selim II, tasting a sweet Cyprus wine, enjoyed it so much that he ordered an invasion in 1570.

### *1571-1878: Ottoman Period*

The Sultan's troops attack Cyprus, slaughtering 20,000 people and laying siege to Ammochostos. Marc Antonio Bragadino struggles to defend the city but cannot; Ottoman commander Lala Mustafa's orders to murder the valiant Venetian by torturing and skinning him alive galvanize the European powers, who under the command of Don Juan of Austria deal Turkish naval power a major blow at the Battle of Lepanto. The Ottomans restore the Orthodox church, but this tolerance exacts a high price from Cypriots in the form of heavy taxes and social pressures.

### *1878-1960: British Period*

In 1878 Great Britain assumes administration of Cyprus, formally annexing the island in 1914 when Turkey enters World War I on the side of Germany. With the Treaty of Lausanne in 1923, Turkey relinquishes its claim to Cyprus and two years later it becomes a British Crown Colony. In 1940, Cypriot volunteers serve in the British Armed Forces. From 1955-1959, with peaceful means of negotiating independence exhatemted, a five-year national struggle for liberation from colonial rule and union with Greece ensues.



### *1960: Republic of Cyprus*

In 1960, with the signing of the Zurich-London Treaty, British rule ends and the Republic of Cyprus is declared. Archbishop Makarios III is the fledging republic's first president. According to the treaty Britain retains two Sovereign Base Areas (SBAs) at Dekeleia and Akrotiri, comprising a total of 99 square miles, and Greece, Turkey and Britain are the guarantor powers. The Constitution soon proves unworkable. Constitutional amendments proposed in 1963 lead to rebellion from the Turkish Cypriot community, and Turkey threatens to invade.

In July 1974 a military junta ruling Greece instigates a coup against the Cyprus government and with that as a pretext Turkey launches an invasion, ultimately capturing the northern 37 percent of the island and violently displacing thousands. Thousands of civilians are killed. Forty percent of the Greek Cypriot population is uprooted, their homes and businesses seized. An estimated 35,000 Turkish troops remain illegally in occupied northern Cyprus, and a United Nations-mandated peacekeeping force monitors an island-wide buffer zone, that also runs through the centre of the capital, Lefkosia ( Nicosia ). The Turkish military occupation continues despite universal condemnation and ongoing negotiations and mediation efforts.

### *Cyprus in the New Millennium*

An independent republic since 1960, Cyprus has a presidential system of democratic government with free elections held every five years for President and Members of Parliament. Despite ongoing talks, a solution to the "Cyprus Problem" has yet to be found; however, there has been no violent conflict since 1974 and the country is among the most stable in the region. The Republic of Cyprus is a member of the United Nations, the Council of Europe, the

Commonwealth and the Non-Aligned Movement.

Culturally a Western nation, Cyprus has become a full member of the European Union on May 1, 2004.

## **The People**

The people of Cyprus owe their individuality and warmth to the fact that they are the product of an amazingly colorful history. This sun drenched island has been at the crossroads of world events for centuries. Roman, Byzantine, Greek and British influences (to name just a few) have all had a bearing on life in Cyprus. Perhaps that's why Cypriots have a special knack of making visitors feel at home as soon as they step off the plane or ship. That warm welcome, plus the unhurried pace of daily life, makes Cyprus an instant favorite of anyone who goes there.

The island nation is a fascinating land of contrasts. It has some of the most sophisticated cities in the region, and yet, a short distance away, you can feel as if you have stepped back into a previous century, not just the 19th, but far back to a time when people pursued simpler pleasures. Drop into almost any country taverna, or join the locals at a town market, and you will feel the atmosphere of a way of life that has remained essentially the same for centuries.



The island has proved irresistible to many famous historical people, such as Cleopatra, Alexander the Great, Leonardo da Vinci and Richard the Lion Heart. When Richard freed his imprisoned bride-to-be, Berengaria of Navarre, in 1191, Cypriots all across the island seized on the opportunity to have a party!

As you can see, a delight in having a good time is at the heart of the Cypriot personality. Observe the fun Cypriots have when they go out - perhaps in large family groups - to eat and drink, and you will see how important a lust for life is on this enchanted island. Get to know the people, and you will probably be invited back to a Cypriot home to enjoy a meal of meze. Then, you'll truly learn the meaning of the word "hospitality."

## **The Language**

Greek is the national language of Cyprus, but English is spoken almost everywhere.

Names of places have been converted into Latin characters according to the official System of Transliteration of the Greek alphabet. i.e.

LEFKOSIA= NICOSIA, LEMESOS=LIMASSOL, AMMOCHOSTOS=FAMAGUSTA.

You can learn Greek online by going here:  
<http://www.kypros.org/LearnGreek/>

### Transport in Cyprus

Distances in KM and Miles (approx.) between Major Cities and Other Tourist Areas (via Larnaca Airport)

| Larnaca Airport |                       | Distances are all in kilometres |                |                 |                |               |                  |              |                |
|-----------------|-----------------------|---------------------------------|----------------|-----------------|----------------|---------------|------------------|--------------|----------------|
| 125             | <b>Paphos Airport</b> |                                 |                |                 |                |               |                  |              |                |
| 45              | 169                   | <b>Agia Napa</b>                |                |                 |                |               |                  |              |                |
| 5               | 130                   | 41                              | <b>Larnaca</b> |                 |                |               |                  |              |                |
| 70              | 63                    | 106                             | 66             | <b>Limassol</b> |                |               |                  |              |                |
| 50              | 142                   | 80                              | 45             | 83              | <b>Nicosia</b> |               |                  |              |                |
| 140             | 15                    | 175                             | 135            | 68              | 146            | <b>Paphos</b> |                  |              |                |
| 49              | 173                   | 4                               | 45             | 110             | 84             | 179           | <b>Paralimni</b> |              |                |
| 175             | 45                    | 197                             | 165            | 98              | 176            | 35            | 201              | <b>Polis</b> |                |
| 111             | 100                   | 152                             | 111            | 45              | 71             | 113           | 156              | 148          | <b>Troodos</b> |

### Transportation, Cyprus Domestic Transportation Services

One can travel around Cyprus either by Buses, by taxi or by private car. There are no trains in Cyprus . Visitors are requested to confirm the itineraries and prices with the appropriate companies as these are subject to alterations.

#### **Buses Service Facilities**

##### **Interurban Buses:**

Various Buses companies link all major towns with daily routes at specified intervals (e.g., Monday-Saturday, no service on Sundays).

For more information:

**Intercity Buses:**

Lefkosia - Larnaka and Larnaka - Lefkosia

Lemesos - Larnaka and Larnaka - Lemesos

Larnaka - Protaras - Agia Napa - Larnaka

Tel: +357 22 66 58 14, 24 64 34 92, 25 37 05 92

WebSite: [www.intercityBuses.com](http://www.intercityBuses.com)

**EAL Ltd**

Lefkosia - Lemesos and Lemesos - Lefkosia (daily Mon-Sun)

Tel: +357 22 77 88 41 , 22 66 58 14 (Lefkosia)

Tel: +357 25 37 05 92 (Lemesos)

**Nea Amoroza Transport Co Ltd**

Lefkosia-Pafos and Pafos - Lefkosia:

Tel: +357 26 93 68 22, +357 26 93 67 40

**Alepe Buses**

Tel: +357 26 93 17 55, +357 26 93 44 10

Lemesos-Platres-Troodos Square and Troodos Sq-Platres-

Lemesos (except weekends and public holidays)

**EAL Ltd**

Larnaka-Protaras-Agia Napa -Larnaka

Tel: +357 25 37 05 92, 25 55 22 20

**P.E.A.L Buses Co**

Tel: +357 23 82 13 18

**EMAN Buses**

Tel: +357 23 72 13 21

**Rural Buses:**

Almost all villages are connected with the nearest town by local Buses. Buses operation is limited to once or twice a day. Regional Buses companies provide more routes.

**Urban Buses:**

These operate frequently during daytime and in certain tourist areas, during summer, their timetables are extended till midnight.

**For more information concerning timetables:**

Lefkosia: Plateia Solomou, west of Plateia Eleftherias

Tel: +357 22 47 34 14

Lemesos: A. Themistocleothem 7

Tel: +357 25 37 05 92, +357 25 35 52 73

Larnaka: King Evagorou 2, COSMA Building , Flat 203

Tel: +357 24 65 04 77

Pafos: (Mesogi) Industrial Area, Karavella Buses Station, P.O.Box 62136 ,

Tel: +357 26 93 44 10, +357 26 93 42 52

Paralimni: Agiou Georgiou 13

Tel: +357 23 82 13 18

Agia Napa: Leoforos Makariou III 32A, P.O.Box 30073 , CY 5340

Agia Napa

Tel: +357 23 72 13 21

Taxi Service

**Interurban Service Taxis:**

- ◆ This service provides connection between all major towns of Cyprus every half hour. (Shared with other passengers; 4-8 seats).
- ◆ Monday - Friday: 06:00 - 18:00 (19:00 summer).
- ◆ Saturday - Sunday: 06:00 - 17:00 (18:00 summer).
- ◆ No service on Public Holidays.
- ◆ Seats can be booked by phone and passengers can be collected from and dropped to at any place they wish within the municipal boundaries.

A new company has been formed by grouping the various companies under the name: "Pagkypria Eteria Yperastikon Taxi Ltd" (Cyprus Interurban Taxi Co. Ltd) -( Travel & Express).

For more information concerning timetables and reservations please call the appropriate numbers.

*Nicosia (Lefkosia):*

Leoforos Salaminos-Municipal Parking Place (Kolokasi)

Tel: +357 22 73 08 88, 77 74 74

Lemesos:

31 Thessalonikis Str. , Othelos Bldg

Tel: +357 25 36 41 14, 77 74 74  
Gonia Kavazoglou & Misiaouli  
Tel: +357 25 57 58 23, 77 74 74  
*Larnaka:*

Gonia Papakyriakou & Marsellou  
Tel: +357 24 66 10 10, 77 74 74  
2 Kimonos Str.

Tel: +357 24 66 21 10, 77 74 74  
Pafos:

Evagora Pallikaridi 8

Tel: +357 26 23 31 81, 77 74 74

Routes available:

Lefkosia - Lemesos; Lemesos - Lefkosia

Larnaka - Lefkosia; Lefkosia - Larnaka

Larnaka - Lemesos; Lemesos - Larnaka

Lemesos - Pafos; Pafos - Lemesos

No service taxis operate between the airports and the towns, or towns and villages.

### **Rural Taxis:**

- ◆ Rural taxis are allowed to be hired from their base station (village) only. The name of the village is indicated on the taxi. An exception is permitted, when hiring is made at the airport or seaport, where the taxi driver must present such document proving the collection of certain customers.
- ◆ Charging commences upon the entry of a passenger to the taxi and is based on the following chart. Taximeters in rural taxis are not installed.
- ◆ *Tariff I:* Single trip 22 cents per km. Return trip at night (11 p.m. - 6 a.m. ) 22 cents per km.
- ◆ *Tariff II:* Return trip, 17 cents per km.
- ◆ *Tariff III :* Single trips at night ( 11 p.m. to 6 a.m. ) 26 cents per km.
- ◆ *For every luggage:* weighting more than 12 kg 22 cents per piece.
- ◆ *Delay or waiting time charge:* For tariff I and II £5.00 per hour, and for tariff III £6.50.
- ◆ *Minimum Charge:* 125 cents.

### **Urban Taxis:**

This is a 24 hours service provided in all towns. Taxis can be booked by phone or be hired from the street. Urban taxis are obligatory provided with taximeters and charging commences upon the entrance of a passenger in the taxi and is based on the following:

*Tariff I: (Day Fare) 06:01 - 20:30*

*Initial Charge: C£ 1,73*

*Fare per km: C£ 0,32*

*Delay or waiting: time per hour: C£ 7,48*

*For every luggage: weighting more than 12 kg: C£ 0,58*

*Tariff II: (Night Fare) 20:31 - 06:00*

*Initial Charge: C£ 2,30*

*Fare per km: C£ 0,39*

Taxis charge an extra supplement of C£ 1,15c per ride during the following public Holidays: 24th, 25th, 26th, 31st December, 1st of January, Good Friday, Easter Saturday, Easter Sunday and Monday.

## **Travel**

### **Getting to Cyprus**

Getting to Cyprus is easier than ever. More than 40 airlines, including Cyprus Airways, the island's national carrier, operate scheduled flights from and to Larnaka International Airport and Pafos International Airport.

As the crossroads of the Eastern Mediterranean, Cyprus can also be a great component of a Middle East odyssey that combines a visit to the island with Israel, Egypt or nearby Greek islands such as Rhodes. Short cruises to these destinations are a popular option for many visitors to Cyprus. In 2000, more than six cruise liners took passengers on nearly 800 two-and-three-day cruises, departing from Lemesos.

### **“Best of Cyprus” – The leader in Cyprus Properties**

A name with value and reliability, KBM ‘Best of Cyprus’ Ltd was established in early 1999 to offer the most comprehensive service in buying property abroad (in Cyprus and other developing Eastern European markets, such as Bulgaria). Today, ‘Best of Cyprus’ offers a 'one stop shop' of services from initial search, through to closing the sale and beyond, including:

- ◆ **Cyprus property for sale and After Sales** - Keeping close to clients with up to date advice and information.
- ◆ **Cyprus Property Maintenance** - Protecting client investment.
- ◆ **Cyprus Mortgages** - Searching the best terms available at the time.

- ◆ **Legal Assistance** - Help on Cyprus Law, licences and applications.
  - ◆ **Insurance** - The best deals on all aspects of housing and personal cover.
  - ◆ **Cyprus Rentals** - Finding the markets at optimum returns. (5% Rental Returns guarantee on some locations)
  - ◆ **Furniture Selection** - Quality contacts for their clients' bespoke requirements.
- 
- ◆ **Currency** - Protecting client funds by constant diligence and advice on rates of exchange.
  - ◆ **Inspection and Mid-term visits** - Travel, transfers and accommodation arranged.
  - ◆ **Funds Management & Project/ Land Management** - Finding the right land opportunities to individual investors and companies (foreign and local), managing funds and coordinating specific land developments/ projects. Best of Cyprus is specialised on developing and promoting exclusive projects, from the designing stage to selling successfully a project.

Gained from their experience of handling many varied requirements from their clients, they are now able to source advice on such subjects as: Taxation, schooling, pet transport, medical and health care, cost of living, leisure and hobby activities , learning Greek, employment, gardening and other relocation items.

'Best of Cyprus' Provides a comprehensive, professional and pleasant service to overseas Property buyers, whether investors, home - seekers or holiday - makers.

### **How To Buy Property in Cyprus with Confidence - (Cyprus Property Developer)**

'Best of Cyprus' is an independent company, working closely with only a select few of the most reliable tried and tested Cyprus property developers, who offer proven quality, pedigree, structure, stability and many years of property building experience.

## **The Cyprus Property Market (Cyprus Property - Why people buy Cyprus Real Estate)**

Entry into the E.U. in May 2004 brought with it de - regulation, making off - plan property development in Cyprus probably at present, the best investment opportunity in Europe. Restrictions on foreign ownership have now been lifted, greatly improving accessibility to the property Cyprus market. This benefit to overseas buyers has given a ' window of opportunity ' presently, of good value prices, forecast to rise rapidly and with stability, both as a result of EU Accession and increase in demand.

The island has :

- ◆ Highly developed technological facilities, recently ranked 3rd in the world for quality.
- ◆ A safe and efficient Legal System based on the British System.
- ◆ One of the lowest personal and corporate taxation in the world (treaties for double taxation with over 40 countries including UK).
- ◆ A lower cost of living than many EU countries including UK.
- ◆ A year round warm climate, beach and mountains leisure facilities, excellent scenery, welcoming people, left hand drive, English the 2nd language and a modern infrastructure alongside fascinating history.

### **Buying Your home in Five Easy Steps**

Buying a property is certainly one of the biggest purchases one can make; it is a decision of the savings of a lifetime for most of them. To buy a property abroad is even more complicated and difficult.

With their guidance and advice, the entire process is comfortable and safe. They take care of all the necessary paperwork and coordinate the Developer or Constructor, solicitor, banker and loan officer, Land Registry and any other service after you move in.

Having in mind your bigger concerns, they have created a simple process to make you feel comfortable and safe until you find the ideal property.

With this process you are simply five steps away from Your Home in the Sun:

#### **STEP 1 - What are you looking for and why?**

*Some major questions here are:*

- ◆ What's your purpose for buying property in Cyprus?
- ◆ Are you looking for an excellent investment, holiday or permanent home?
- ◆ How much can you afford?
- ◆ When can you move in?

*Once you have figured out the answers to the above questions you can:*

1. Search 'Best of Cyprus' Property Portfolio. Click Here To Do So:  
<http://www.bestofcyprusproperties.com/search-properties4sale.php>
2. Request a brochure to read more about Cyprus and the property market.  
Click Here To Do So:  
<http://www.bestofcyprusproperties.com/brochure>
3. Send an enquiry asking any questions you may have regarding your move to Cyprus. They have staff both in the UK and Cyprus, and they can assist you in every way. All of their staff speak English and have years of experience. Click Here To Do So:  
<http://www.bestofcyprusproperties.com/inquiry>

### **STEP 2 - Book Your property viewing trip**

Through their Travel Department they can help you organise your 4-5 day trip to Cyprus. You can let them know the exact dates you prefer to visit and where you would like to stay, and they can book your inspection trip. This special price is available only for a limited time, so fill in the form below to lock in the special!

Their inspection trips are highly subsidized and cost UK£120 per person (maximum two people). This price includes return flights, accommodation in a 3-star hotel on a b/b basis, transport to and from the airport in Cyprus, and the property tour in the company of one of their Property Advisors.

**Click here to enter your details and lock in your special. (no obligation)**  
<http://www.bestofcyprusproperties.com/inspection>

It is worth noting that 'Best of Cyprus' refunds to you a maximum amount of CYP 700 per

couple upon purchase (cash back rebate). Through Step 1 they will know the location and type of property you are interested in, and also the budget you would like to spend. Therefore, their sales associates will have plenty of time during the 4-5 day property-viewing trip to show you specific properties of interest, as well as site seeing. Getting to know the island is simply fun. You will get to know the local traditional taverns and pubs, ancient monuments, shopping centres etc. Most importantly, they will show you properties within your price range and requirements.

### **STEP 3 - Kalosoritate (Welcome in Greek)**

*Select Your dream Property and enjoy:*

A 'Best of Cyprus' sales associate will pick you up from the airport and drive you to your accommodation. During your visit, they will see properties and do their sales comparables study. 'Best of Cyprus' is not tied up to any Developer and their mission is to protect their clients. A presentation of properties viewed will continue in their offices to help you decide. Once you decide, they will do the following:

- ◆ Help you open bank accounts
- ◆ Assist you with mortgage, if needed
- ◆ Get advise from their English speaking solicitors (some clients have their own)
- ◆ Assist you with any other service you may require (choose furniture, finishes etc.)

### **STEP 4 - Before Sales**

Before your sales associate delivers you back to the airport, their After-Sales Team will have the opportunity to present to you their service which is valuable to you. Your dedicated advisor will look after you and your property until you move into your new home. 'Best of Cyprus' will ensure that all paperwork and applications are completed and that you are kept up to date with the progress of your property. They look after your purchase for you, and act as your representatives in Cyprus.

### **STEP 5 - After Sales**

Prior to the completion date, 'Best of Cyprus' will check every point of the contract and ensure that even the last detail is followed by the Developer. On the completion date, your property is completely ready for occupation and they guide you through. Please note that customers that pre-ordered their furniture will have it delivered and installed at this time. The completion process is very quick and simple, as 'Best of Cyprus' will have helped their customer to prepare in advance.

*Other services involved prior or on completion date:*

Household insurance, many other insurance products, and they can answer any questions you may have regarding the following:

- ◆ Schooling in Cyprus
- ◆ Rental returns
- ◆ Buying for investment
- ◆ Taxation
- ◆ Taking pets to Cyprus
- ◆ Medical facilities and health care
- ◆ Cost of living
- ◆ Activities available in Cyprus
- ◆ Property viewing
- ◆ Learning Greek
- ◆ Progress reports
- ◆ Employment
- ◆ Full relocation service and advice

'Best of Cyprus' keeps customers updated with the development of their purchase. Regular *Progress Reports* are sent to customers by an after-sales advisor. They are in constant contact with the constructors and visit the properties regularly to photograph them for personal progress reports. Once a purchase is made, customers are being allocated a contact in Cyprus who is dedicated to answering any queries.

**Design and build Your own Villa**

What happens when you are looking for something very specific or if you can't match the property design to the desired location? Designing a tailor made House - For some people it's stressful and time consuming, for others though, it's the one of the biggest joy where creativity and dreams are put together into a piece of paper with love and care that in short time (usually within 12 months a House can be delivered) becomes a reality.

Through their team of Architects, one can have a big choice of different type of villas. (photo of their architects)

Properties can be designed and constructed to order to match Your



|   |  |
|---|--|
| exact requirements and budget. Costs will vary according to the price of land, finish and internal fixtures and fittings. |  |
|---|--|

## **Purchase Costs**

### *The Title Deed*

Transfer of ownership from Vendor to Purchaser is undertaken by a simple procedure through the Cyprus Land Registry Office, either by the buyer in person or by appointing a third party with a Power of Attorney. The transfer of ownership requires a permit from the Council of Ministers.

### *Real Estate Transfer*

Real Estate Transfer tax-fees are necessary in order to transfer **Freehold** ownership to the name of the purchaser. The transfer fees will be paid when the transfer of the title deed in the name of the purchaser will take place. The Purchaser is responsible for the tax payment. The rates are on a graduated scale.

| <b>Value of property (CYP)</b> | <b>Transfer fee rate (%)</b> |
|--------------------------------|------------------------------|
| Up to 50,000                   | 3                            |
| From 50,001 to 100,000         | 5                            |
| From 100.001 and over          | 8                            |

If the property is in joint names e.g. of a couple (husband and wife) or two individuals, then the purchase value is divided into two parts which results in reduced transfer fees.

The following example clearly illustrates this:

For property purchased for CYP 70.000 in one name, the fees payable are CYP 2.500.

| <b>For Property in one name</b> |                    |
|---------------------------------|--------------------|
| Up to CYP 50,000                | @ 3% = CYP 1,500   |
| The remaining CYP 20,000        | @ 5% = CYP 1,000   |
| <b>Total fees payable</b>       | <b>= CYP 2,500</b> |

For property purchased for CYP 70.000 in the names of two persons, the fees payable are CYP 2.100.

| <b>For Property in two name</b> |                              |
|---------------------------------|------------------------------|
| First CYP 35,000                | @ 3% = 1.050 (husband Share) |

|                       |         |                       |
|-----------------------|---------|-----------------------|
| Second CYP<br>35,000  | @<br>5% | = 1.050 ( wife share) |
| Total fees<br>payable |         | = CYP 2.100           |

### *Immovable Property Tax*

The annual immovable property tax is calculated on the market value of the property as at 1st January 1980.

| Market value of<br>property (CYP) | Annual Property<br>tax (%) |
|-----------------------------------|----------------------------|
| up to 100,000                     | exempt                     |
| 100,001 to 250,000                | 2.5                        |
| 250,001 to 500,000                | 8                          |
| over 500,000                      | 4.0                        |

### **Stamp Duty & VAT**

#### *Stamp Duty*

The purchaser is liable for the payment of stamp duty at the rate of 1.50 CY Pounds per thousand up to the value of 100.000 CY Pounds and thereafter at the rate of 2 CY Pounds per thousand.

This should be paid within 30 days of signing the contract and 'Best of Cyprus' will, at the request of the purchaser, pay this and debit his/her account.

For example if the purchase price is CYP 150. 000

| <b>Stamp Duty</b>  |        |           |
|--------------------|--------|-----------|
| First CYP 100,000  | @ 1.5% | = CYP 150 |
| Next CYP 50,000    | @ 2%   | = CYP 100 |
| Total duty payable |        | = CYP 250 |

#### *Estate Duty*

Estate Duty tax has been abolished as from the first of January 2000 (Statute No.78 (1)/2000).

#### *Local Authority Taxes & Rates*

A rough guide could be approximately CYP 50 -150 per year depending on the size of your property. This tax is for refuse collection, street lighting, sewerage, etc.

The basic utilities, electricity, water and telephone are payable individually in accordance with the consumption and based on a meter reading.

## VAT

Since 1/5/04 a statute in respect of VAT on properties was introduced. In addition to other amendments, this statute introduced VAT on the rate of 15%

## **Running Costs of Property in Cyprus**

### **Annual Running Costs**

*Immoveable Property Tax* - Immoveable Property Tax is somewhat of a quirky legacy from the past, as the tax itself is based upon the value (like the old UK ratable value) of the property as at 1980, which obviously is considerably lower than current market values. Given that the first CY£100,000 (at 1980 valuations) is tax exempt then invariably most properties are exempt from Immoveable Property Tax or face an inconsequential amount.

It is charged annually on a sliding scale as below:

| <b>Immoveable Property Tax</b>                                      |
|---|
| The first CY£100,000 is exempt                                      |
| CY£100,001 and CY£250,000 is charged @ 0.25% (CY£2.50 per CY£1,000) |
| CY£250,001 and CY£500,000 is charged @ 0.3% (CY£2 per CY£1,000)     |
| Over CY£500,000 is charged @ 0.4% (CY£4 per CY£1,000)               |

### *Insurance*

'Best of Cyprus' can provide comprehensive property insurance against fire and associated hazards until the Title Deeds are transferred to the owners, and the cost is approximately CY£50 - 150 per year. Household insurance is the responsibility of the purchasers and can be obtained for approximately £CY2 per CY£1,000 sum insured per year. Medical and Health insurance is also available at extremely competitive prices. There are specialist insurance companies who deal only with expatriate clients.

### *Utilities & Municipality Levies*

Charges for utilities are payable to the respective authorities at regular intervals throughout the year and are based strictly upon unit consumption, an

approximate estimate for both water and electricity would be CY£200 per year for an average 3 bedroom villa occupied on a residential basis. In addition the local municipality will also levy a tax for garbage collection and street lighting etc., this varies depending on the municipality but an approximate cost would be CY£30 - 100 per year.

### *Relevant Common Expenses*

Some Projects will have communal facilities, such as swimming pools, private roadways, gardens and parking. In order that these facilities are maintained to a high standard a communal maintenance charge will be levied. This is usually paid quarterly in advance and amounts to no more than CY£300 p.a. depending on the Project.

### *Living Costs*

The cost of living in Cyprus remains comparatively low in relation to other European countries. In the latest survey from the Union Bank of Switzerland on Prices and Earnings Around the Globe' comparing prices from thirteen European countries, Cyprus ranked in the top three least expensive countries for goods and services. Although living is relatively cheap, standards are not affected by the reduced cost, with Cyprus ranking fifth highest in a recent survey of all European Community countries, rating the standard of living.

### *Taxes for Selling or Passing on Your Property*

Capital Gains Tax - Upon the sale of your property you could be liable for CGT. A capital gain of CY£10,000 per person (therefore CY£20,000 for a married couple) above the property purchase price is tax free; thereafter CGT is chargeable at 20%. There is also an indexation allowance taking into account inflation. On top of this allowance the seller is also entitled to a further allowance regarding the transfer fees paid and the costs of any additions or improvements made to the property. Any gains made from the sale of a property that can be proved to have been your primary dwelling house are exempt up to CY£50,000 in total if the seller has resided in the property continuously for at least five years.

Inheritance & Gift Tax - Estate Duty was abolished in 2000. There is no tax on gifts. This ensures that you can pass on your property or give it as a gift without incurring costs to the beneficiary.

### **Mortgages in Cyprus**

All commercial banks in Cyprus are authorized to offer mortgage facilities to assist in the purchase of property. The loan will be in any currency.

The amount ranges from 60%-80% of the value of the property with a repayment period ranging up to 20 years depending on the policy of the bank and the

currency of the loan. Easy terms of payments and long-term in-House finance schemes are also available.

## **Legal Information**

'Best of Cyprus' would like to inform and provide general information about property investment in Cyprus. They strongly believe that the best client is an informed client.

*Residential Permit* - Residential Permit is easily obtained for persons living in Cyprus, who have purchased property.

*Temporary Permit* - The granting of this permit requires the existence of a bank account in Cyprus and a sales agreement of the property purchased. Temporary residence status can be from one to four years.

*Permanent permit* - In addition to the above requirements, the applicant must establish evidence of a secured annual income of not less than CYP 5.600 per person plus CYP2.700 for each dependant person. (Because of the entry of Cyprus to the EU, it is possible that the law for Europeans, in respect of permits, will change.) For more information please contact the Ministry of Interior, in Nicosia.

*Property Ownership* - In comparison to many other countries the process of purchasing property in Cyprus by foreigners is very simple. Non-Europeans are entitled to a freehold ownership of a villa, an apartment or a piece of land, with maximum allowed extension of 4014 sq.meters (four thousand and fourteen square meters).

Europeans are entitled to a freehold ownership of a villa or an apartment. The above restriction, in respect of Europeans, will hopefully soon be abolished because Cyprus entered the EU. It is very possible that such a change in the legal system will increase demand for real estate sharply with the related reflection on property prices. In respect of plots of land, Europeans can purchase as many and for any extent. This was one of the changes which took place because of the entry of Cyprus to the EU.

Foreign companies can acquire premises for their business or for holiday home for their directors. Europeans who acquire permanent or temporary permit can register in their name as many properties as they want provided that they sign a confirmation to the government that they will stay for the following five years in Cyprus.

*Properties in Cyprus are on average 20% - 30% lower in prices than Portugal, 30% - 40% lower than Spain, and 50% - 60% lower than Italy and France.*

## **Property Price Guarantee**

'Best Of Cyprus' guarantees that they can show you the widest range of quality, vetted properties available in Cyprus. The property prices are set by the individual developers / owners without any additional charge for their services. 'Best Of Cyprus' sell at the same price as the developers, and they guarantee that you will not find the same properties for less.

## **Selling Your Property**

*'Best of Cyprus' can also market your property, if you are interested, by doing the following:*

- ◆ Resell your home
- ◆ Tackle any repairs
- ◆ Place a listing of your property on their website
- ◆ Newspaper advertising
- ◆ Property Magazine ads
- ◆ Company Brochures circulated in all overseas associates in Europe and Middle East
- ◆ Local & International Exhibitions
- ◆ 24-7 Service from their sales network to all interested buyers
- ◆ Agency network of over 100 active agents in Europe and Middle East

## **Currency Service**

### **Exchange Rates**

The currency of the Republic is the Cyprus pound - C£, which is divided into 100 cents.

Notes and coins currently in circulation are as follows:

Banknotes:  
C£20, C£10, C£5, C£1.

#### Coins:

1 cent, 2 cents, 5 cents, 10 cents, 20 cents, 50 cents.

The Cyprus pound is not traded internationally. Commercial Banks quote daily the exchange rates of the Cyprus pound against all the major traded foreign currencies while the Central Bank quotes daily the Cyprus pound vis-a-vis the EURO, the U.S. dollar, the Pound Sterling and other currencies.

For up to date Exchange rates you can visit: <http://www.xe.com>

#### **Import of Banknotes**

Visitors may import any amount of local or foreign bank notes. They should declare to customs, on form D. (N.R.), their Cypriot and foreign banknotes for the purposes of: deposit with banks in Cyprus, purchase of goods or immovable property, or re-export.

#### **Export of Banknotes**

Visitors may export any amount of Cypriot or foreign banknotes they declared on arrival, on form D. (N.R.). They may also export up to the equivalent of 1.000 in Cypriot or foreign banknotes which they imported, even if they did not declare them on arrival. In addition, visitors may take out with them up to C£100 in Cypriot bank notes.

Note : Only the following authorized dealers reporting to the Central Bank of Cyprus are allowed to deal in foreign currency: Bank of Cyprus Ltd., Co operative Central Bank Ltd., The Cyprus Popular Bank Ltd., Hellenic Bank Ltd., the National Bank of Greece (Cyprus ) Ltd., Arab Bank Plc, Commercial Bank of Greece (Cyprus) Ltd, Alpha Bank Limited, Universal Savings Bank Ltd and Société Général Cyprus Ltd

#### *Furniture*

‘Best of Cyprus’ has furniture packages to suit all tastes and types of property and can provide custom-made or fitted furniture for specific requirements. If furniture is ordered early, they can ensure that it will be delivered (and fitted if required). They are also able to arrange discounts for their clients at most outlets.

#### *Insurance Service*

‘Best of Cyprus’ has a team of dedicated insurance agents, who can organise home, car and medical insurance through some of the world's largest insurers, such as ALICO.

## *Inspection Trips*

### Why Arrange a Viewing Trip?

Viewing trips are a vital part of buying a home overseas. The main reason, of course, is to allow viewing of available properties, enabling the client to compare properties in their settings and to make an educated and considered decision on the type of property that will suit them the most. Secondly, it is crucial to know the location of the property, and to explore the different regions.

Click here to enter your details and lock in the special UK£120 per person for a trip to Cyprus:

<http://www.bestofcyprusproperties.com/inspection>

### *Location*

Cyprus has the most diverse landscape in the Mediterranean and depending on the region, the flora changes quite dramatically, from the grassy meadows and dense forests found in the foothills of the Troodos Mountains, to the golden sands and unspoiled beaches of the coast, Cyprus has views to suit all tastes.

One must remember that with year-round sunshine, the majority of your time will be spent outside, so although the property itself is vitally important, the local scenery and amenities will be of prime importance as well. 'Best of Cyprus' can show to clients quality vetted properties and developments across this beautiful island.

### **The 'Best of Cyprus' Property Viewing Experience**

'Best of Cyprus', with the above in mind, has established a viewing trip service second to none. Their travel agents consultants will be pleased to arrange the whole trip for you, including flights, transfers and accommodation in Cyprus. All you need do is advise them of suitable departure dates and which airport your clients would like to travel from. They will tailor the trip to suit your clients' requirements and show properties that suit the clients' criteria.

By booking through them, you will benefit from the discounts 'Best of Cyprus' receives for flights and accommodation. Adding to that, if you choose to purchase a property through 'Best of Cyprus', they will refund a maximum amount of CY£700 per couple, which in most cases it covers entirely the accommodation and flights. Please note, that they advise their clients to visit them for four to five days.

### **Looking after the Client's Requirements**

'Best of Cyprus' aim is to display a range of suitable properties in all suitable locations, so that clients can decide which properties best suit their needs. They can show you a range of properties that match any requirements. They can then assist in any negotiations and help you choose furniture, open bank accounts and answer all of your questions.

During the trip clients will also be toured round the local towns, shops, restaurants and other facilities, if they so wish. Simplified, the viewing trips are purely for their education and pleasure, allowing them to prepare you fully and to enable you to make an educated choice.

All of 'Best of Cyprus' customers benefit from having their own dedicated representative looking after them on a one-to one basis. This means that they will have their undivided attention throughout the trip with the support of their offices across the island.

### **Are Clients Under Any Obligation to Buy?**

While on the trip, clients will not be subjected to any form of pressure sales technique, nor will they be under any obligation to purchase.

### **Typical Inspection Trip Itinerary**

#### *Arrival Day*

- Meet Your 'Best of Cyprus' Representative at Arrivals (either Larnaca or Pafos Airport)
- Drive to the accommodation
- Relax

#### *Day 1*

- Meet your Representative at hotel (usually around 10am)
- Visit 'Best of Cyprus' Offices to discuss about:
  1. Properties of interest and view properties on the screen / brochures etc.
  2. Explain Legal procedures on buying property in Cyprus
  3. General Presentation on Cyprus
- Tour of various areas/ locations and properties of interest
- 13.00pm - Lunch - Continue tour

- Decide which of the areas and properties would the clients like to see again on Day 2
- Approx. 18.00pm - Return to the hotel and choice of dining with Your Representative or alone

### *Day 2*

- Meet Your Representative at hotel (usually around 10am)
- Either Presentation/ Comparison & Elimination of properties/ areas viewed on Day 1 in 'Best of Cyprus' Premises, or continue the viewing property-trip
- 13.00pm – Lunch
- Continue tour
- Approx. 18.00pm - Return to the hotel and choice of dining with Your Representative or alone

### *Day 3*

- Meet Your Representative at hotel (usually around 10am)
- Choose Your ideal home! Visit again the property, or discuss with Your Representative in 'Best of Cyprus' Offices and finalise the Terms of Payments and the deal's details.
- Opening bank accounts & Discuss with Loan Officer (if needed)
- Reserve property (CYP 2000) and complete paperwork with solicitor
- Approx. 18.00pm - Return to the hotel and choice of dining with Your Representative or alone

### *Day 4*

- Meet Your Representative at hotel (usually around 10am)
- Complete any remaining work
- Meet Your After-Sales Officer
- Relax

- Delivered back to the airport for the flight back home

## **Mortgage in Cyprus**

### *Mortgage Services*

‘Best of Cyprus’ can help arrange mortgages in Cyprus through major banks on the island, allowing customers to borrow up to 70% of the property price for 15-20 years repayment period, while benefiting from exceptionally competitive interest rates.

### *Equity Release*

‘Best of Cyprus’ can recommend financial advisors to assist with equity release and any other monetary issues.

### *Legal Services*

The legal process of buying a home in Cyprus is very similar to the UK system. ‘Best of Cyprus’ can help with legal questions and can recommend independent bilingual solicitors who are able to take care of all legal requirements.

### *Translation*

Translations are easy to organise and can be produced in the UK and Cyprus by their bilingual staff, who are also happy to provide tips on learning Greek.

## **Legal Services**

The legal process of buying a home in Cyprus is very similar to the UK system. ‘Best of Cyprus’ can help with legal questions and can recommend independent bilingual solicitors, who are able to take care of all legal requirements.

## **Rental Property Search:**

## **Property Management**

### *Property Letting*

Demand for rental properties in Cyprus massively exceeds available supply, a situation that makes buying a House in Cyprus an excellent fixed income investment opportunity. 'Best of Cyprus' offers a very comprehensive rental and management service that advertises the property to maximise occupancy and ensure high rental returns.

### *Property Maintenance*

Property maintenance service goes step by step with the demand for rentals. Once a client's property is rented out, their property maintenance team co-operates with the rental department and ensures that all tenants enjoy the best Cyprus has to offer. Further, many customers that purchase a permanent home find their property maintenance team their biggest strength.

## **Questions & Answers**

### **Electric Current - Voltage**

The supply in Cyprus is 240 volts, a.c. 50Hz. Sockets are usually 13 amp, square-pin in most buildings. More than one low current rating appliance may be operated from the same supply point, by

using an adaptor (i.e. radios, electric clocks etc.).

The theme of adaptors for operating high current rating appliances is not recommended (i.e. electric heaters, toasters, irons etc.). Many hotels provide adaptors upon request from the Reception.

Adaptors can be purchased from electricians, supermarkets, grocery shops, etc., at approximately C£1,50.

### **Safety in Cyprus**

Crime in Cyprus is, comparatively, at a very low level. The police is always ready to assist anyone who needs help. In case of emergency, one may telephone 199 or 112 (in all towns). All policemen speak good English.

### **Food Safety and Drinking Water Quality**

In Cyprus, the safety of food and drinking water quality is monitored by the Health Inspectors of the Medical and Public Services of the Ministry of Health and the Local Authorities. Food and drinking water are of high quality, absolutely safe and no food or water-bore diseases occur.

Water is safe to drink in Cyprus, as water pollution is negligible and every home has fresh running drinking-water. All the District Water Boards are in constant collaboration with the Government Health Services and the General Laboratory for the prevention of any toxicological and bacteriological infection of water in Cyprus.

Tap-water in hotels, restaurants, public premises, etc., is safe to drink. Cyprus is also free from dangerous infectious diseases. No vaccination requirements for any International Traveller.

### **Banking & Legal**

Commercial banks in Cyprus offer a wide range of banking services in Cyprus pounds, as well as in foreign currencies, and have correspondents in most major cities around the world. They are also full members of the Society for Worldwide Interbank Financial Telecommunication (SWIFT). Commercial banking is based on UK banking law and practice, and commercial banks are supervised by the Central Bank of Cyprus.

In addition to supervising commercial banks, the Central Bank has

the following duties and responsibilities:

- It formulates and implements monetary policy.
- It implements exchange rate policy in consultation with the Council of Ministers.
- It manages and administers the international reserves of the Republic.
- It promotes the smooth operation of payments and settlement systems.
- It acts as a banker and financial agent of the Government

*Bank opening hours:*

**September**

Monday-Friday 08:15 - 13:00

Monday 15:15 - 16:45

**October to April**

Monday-Friday 08:30 - 13:00

Monday 15:15 - 16:45

**May to August**

Monday-Friday 08:15 - 13:00

Banks are closed on weekends and on public holidays and Easter Tuesday. Christmas Eve is a working day for banks.

Banks at Larnaka and Pafos International Airports provide exchange bureaux services on a 24-hour basis. Similar facilities are also available at Lemesos harbour.

There are many Automated Teller Machines (ATMs) outside most branches of banks in all towns and in the main tourist resorts of Agia Napa and Paralimni.

Hotels, large shops and restaurants normally accept credit cards and traveller's cheques. Banknotes of major foreign currencies are also acceptable. Rates of exchange are published daily in the local press and are broadcasted through the media.

Further information of Cyprus 's banking system is available at the Central Bank's website: [www.centralbank.gov.cy](http://www.centralbank.gov.cy)

## **Credit Cards in Cyprus**

Visitors in possession of any of the following international credit cards may contact the appropriate bank for the withdrawal of cash.

### *Visa Card:*

Bank of Cyprus Ltd., Cyprus Popular Bank Ltd., Hellenic Bank, Alpha Bank Limited, National Bank of Greece, Arab Bank, Commercial Bank and Co-Op branches.

Diners Club, Carte Blanche:  
Bank of Cyprus Ltd.

### *MasterCard:*

Bank of Cyprus Ltd., Cyprus Popular Bank Ltd., National Bank of Greece ,

Hellenic Bank, Alpha Bank and Co-Op branches.  
American Express:  
Cyprus Popular Bank Ltd.

More than 15.000 shops, restaurants and hotels accept at least one of the above Credit Cards. Establishments with P.O.S. accept also VISA ELECTRON and MAESTRO. Usually the Card symbol is displayed in the shop window or at the reception.

Eurocheques and travellers cheques are also accepted by all banks, shops, restaurants etc.

## **Lost Credit Cards**

In case someone loses their credit card, they can call JCC Payment Systems Ltd ., at +357 22 86 81 00 and at the same time contact their bank either in Cyprus or in their country.

For further information please apply directly to:

### **JCC Payment Systems Ltd.**

Stasikrathem 16, P.O.Box 21043 , CY 1500 Lefkosia

Tel : +357 22 86 81 00 (24 hours service)

Fax: +357 22 86 85 91, 22 86 81 11

## **Disabled Visitors to Cyprus**

### **What the Disabled Visitor Needs To Know About Cyprus**

A number of facilities are available to the handicapped person wishing to visit Cyprus. Hotels in all parts of the island have a comprehensive range of facilities, meeting the requirements of disabled persons.

Since each hotel offers different facilities, it is advisable to contact the hotels directly in order to ascertain that they have the right facilities for a particular disability.

Hotels offering facilities for the disabled can be found in the Cyprus Tourism Organisation's annual "Guide to hotels, Travel Agencies and other Tourist Establishments". The symbols appearing under the name of each hotel correspond to the facilities offered by the hotel.

Upon arrival at, and departure from the Larnaka and Pafos International Airports special truck-lifts are available to help disabled people to embark or disembark from the aircraft.

Both airports provide wheelchairs and special washrooms have been constructed to facilitate the disabled.

The theme of International stickers for the disabled is legally enforced in Cyprus and stickers can be obtained from the Pancyprian Organisation for Disabled Persons, in Lefkosia (Nicosia).

Most towns in Cyprus are flat and most places are easily accessible with a wheelchair. In Lefkosia (Nicosia), quite a number of roads have ramps as well as certain entertainment places.

For prior arrangements regarding transportation please contact:

**Andreas S. Theodoulou Coaches**

Constantinou Paleologou 6,  
CY5390 Sotira Village,  
Ammochostos (Famaghemta) District  
Tel: +357 23 82 49 00  
+357 99 62 51 92  
Fax: +357 23 82 59 72

**Oberon Explorations Ltd**

(Transport and medical equipment for hire)  
P.O.Box 61012,  
8130 Pafos,  
Tel: +357 26 94 15 28

Fax: +357 26 94 18 34  
E-mail: [oberon@spidernet.com.cy](mailto:oberon@spidernet.com.cy)  
Web-site: [www.oberon.com.cy](http://www.oberon.com.cy)

**Metro C.A.T (Accessible Cyprus Transport)**

**Andreas Hadjiktoris**

(Airport Transfers, Tours Made To Measure, Special Pick Ups,  
Mystery Trips)

P.O.Box 54228,

3722 Lemesos

Tel.: + 357 25 73 26 23

Fax: + 357 25 73 01 74

Mob: + 357 99 66 70 88

E-mail: [accessibleCyprus@cytanet.com.cy](mailto:accessibleCyprus@cytanet.com.cy)

**G C Paraquip Cyprus**

(Equipment rental, transfers)

Mr Chris Neofytou

P.O.Box 66258

Polis Chrysochothem 8831

E-mail: [gc@paraquip.com.cy](mailto:gc@paraquip.com.cy)

Web-site: [www.paraquip.com.cy](http://www.paraquip.com.cy)

*Taxi Services for the Disabled Visitors*

**Andreas Alexandrou**

TDAG 330

Lemesos(Limassol)

Tel: 99 40 62 65, 25 73 28 35

Fax: 25 73 28 55

**Yiannakis Papagiannis**

TKHJ 489

Larnaka (Larnaca)

Tel: 99 40 56 04, 24 66 22 58

Fax: 23 72 28 29

**Andreas Sakkatos**

TKHV 375

Agia Napa Ammochostos (Famagthemta)

Tel: 99 62 98 65

Fax: 23 72 28 29

**Panikkos Panagi**

TKHA 220

Pafos

Tel: 99 64 79 14, 99 80 62 79, 26 93 14 73, 26 93 93 36

Fax: 26 93 14 73

**Andreas Neofytou**

TKJH 331

Polis Chrysochothem

Tel: 99 48 59 76, 26 32 18 81

Fax: 26 32 18 81

Website: [www.ca-taxi.com](http://www.ca-taxi.com)

Additional Themeful addresses

**The Cyprus Paraplegic Organisation**

P.O.Box 24094, CY1701 Lefkosia (Nicosia)

Tel: +357 22 49 64 94

Fax: +357 22 42 35 40

E-mail: [opak@cytanet.com.cy](mailto:opak@cytanet.com.cy)

**The Pancyprian Organisation For Disabled Persons**

50, Pendelis str., CY2013 Strovolos

P.O.Box 28627, CY2081 Lefkosia (Nicosia)

Tel: +357 22 42 63 01

Fax: +357 22 31 32 50

**Vocational Rehabilitation Centre For The Disabled Persons**

30, 28th Octovriou str., CY2012 Strovolos

P.O.Box 23526, CY1684 Lefkosia (Nicosia)

Tel: +357 22 871300

Fax: +357 22311176

**Agios Varnavas School For The Blind**

30, 28th Octovriou str.,

P.O.Box 23511, CY1684 Lefkosia (Nicosia)

Tel: +357 22 403300

Fax: +357 22 403340

**School For The Deaf**

21, Makedonitissis str., Lefkosia (Nicosia)

P.O.BOX 24738, CY1303 Lefkosia

Tel: +357 22 30 54 22

Fax: +357 22 30 54 23

**Medical Care in Cyprus**

Protection of Health and easy access to a Health care system are basic human rights which have to be met in every democratic country without taking into account income or the economic capacity of an individual.

There is a good balance between the state and private health systems which gives a health image easily comparable to that of developed countries. The Doctor/Patient ratio is 1 to 433.

Since 1960, the year of Cyprus 's independence, emphasis was given to health prevention, an important aspect of Health Care. Cyprus is today admired for its prevention programmes and has an international reputation for them. The prevention programme has managed to practically eliminate diseases such as Malaria and Tuberculosis.

Recently a cancer prevention programme was launched with the theme of a mobile cancer diagnosis Unit which administers the pap-test and mammography to every woman in Cyprus, free of charge.

### **Importing Pets to Cyprus**

#### **Veterinary Conditions Relating To the Importation of Dogs and Cats into Cyprus All Over the Island.**

The dogs/ cats shall not be landed in Cyprus unless and until there is delivered to a Veterinary officer at the port/airport of Import an Animal Health Certificate issued by a duly authorized Veterinary Officer of the Government of the exporting country attesting that the animals:

- Were clinically examined not more than 72 hours prior to exportation and found to be in good health and free from signs of rabies and any other infectious or contagious disease.
- Were kept since birth or for the six months prior to shipment, in the exporting country where no case of Rabies was officially reported during the past two years.  
**or**  
Were kept for the six months prior to shipment in premises where no case of Rabies was officially reported during that period.
- Either have not been vaccinated against Rabies.

Vaccination certificates for Rabies and any other vaccinations that the animal has been given should be attached. Owners of the animals should notify ahead the Department of Veterinary services

of the, Ministry of Agriculture, CY1417 Lefkosia

Tel: +357 22 80 52 01, 22 80 52 08

Fax: +357 22 33 28 03

Email: [vet.services@cytanet.com.cy](mailto:vet.services@cytanet.com.cy)

## **Taxation in Cyprus**

### **Tax Advantages**

Cyprus is unique when it comes to the taxation aspects of living on the island.

Retirees who become residents in Cyprus are taxed on their pensions from abroad at the rate of 5% for amount: exceeding £2.000 annually.

Of course as for all Cypriot tax residents their total annual income up to £9.000 (£10.000 from 2004) can be tax exempt provided that thereafter they will be taxed according to the scale Cypriots are taxed.

Note that one cannot benefit on both.

Additionally, Cyprus has Double Taxation treaties with many European and other countries, safe-guarding its residents from paying tax in both countries. This gives the option to the citizens of those countries to take advantage of the very low rate in Cyprus.

### **Double Taxation Agreements**

Cyprus has double-taxation agreements with Austria, Bulgaria, Canada the People's Republic of China, the Czech Republic, Denmark, Egypt, France, Germany, Greece, Hungary, India, Ireland, Italy, Kuwait, Malta, Norway, Poland, Romania, Russia, (Armenia, Belarus, Kurdistan, Moldova, Tajikistan, Turkmenistan and Ukraine) Slovakia, South Africa, Sweden, Syria, the United Kingdom, the United States, Yugoslavia (Serbia and Montenegro) and other countries.

The main purpose of these treaties is the avoidance of double taxation of income earned in any of the above countries. A credit is usually allowed against the tax levied by the country of the tax payer's residence for taxes levied in the other country.

### **Duty Free Privileges**

Europeans who become permanent residents in Cyprus and were using

in their country a car for at least six months, can bring their car to Cyprus and they will not pay import tax.

Furniture can be imported free of any taxes by Europeans or Non-Europeans who become permanent residents provided that they are for personal theme and are not brand new.

## **Cypriot Government**

### *Government*

Cyprus is an independent sovereign Republic with a presidential system of government. Under the 1960 Constitution, executive power is exercised by the President of the Republic, elected by universal suffrage for a five-year term of office. The President exercises executive power through a Council of Ministers appointed by him. Ministers may be chosen from outside the House of Representatives.

Cyprus is a member of the United Nations and U.N. Agencies. It is also a member of the Council of Europe, the Commonwealth, the Organisation for Security and Cooperation in Europe and many other international Organisations.

Following the signing of the EU Enlargement Treaty in Athens on April 16, 2003 and its subsequent ratification by the Cypriot House of Representatives, Cyprus has officially joined the EU on May 01, 2004.

### *Legislature*

The legislative authority in the Republic is exercised by the House of Representatives now consisting of eighty members (56 of whom are to be Greek Cypriots and 24 Turkish Cypriots) elected by universal suffrage for a five-year term. At the time of its establishment, the House consisted of 50 members, 35 of whom were to be Greek Cypriots and 15 Turkish Cypriots.

According to the constitution the ratio is 70% Greek Cypriots and 30% Turkish Cypriots. Following the withdrawal of the Turkish Cypriot members, the House has been functioning only with the Greek Cypriot members.

### *Judiciary*

The administration of justice is exercised by the island's separate and independent Judiciary. Under the 1960 Constitution and other

legislation in force, the following judicial institutions have been established: The Supreme Court of the Republic, The Assize Courts, District Courts, Military Court, Industrial Disputes Court, Rent Control Courts and Family Courts. The Supreme Courts is the final appellate Court in the Republic and the final adjudicator in matters of constitutional and administrative law.

### **Emergency Services in Cyprus**

In case of emergency, immediate response is given by the following telephone numbers, where English is spoken:

*All Over the Island:*

Ambulance: 199, 112

Fire Service: 199, 112

Police: 199, 112

Night Pharmacies, 192 or automatic recording for:

Lefkosia: 1402

Lemesos: 1405

Larnaka: 1404

Pafos: 1406

Ammochostos: 1403

AIDS Advisory Centre:

+357 22 30 51 55

NARCOTICS Emergency Service: 1401

### **Hospitals:**

*Lefkosia General Hospital :*

+357 22 80 14 00, 22 80 14 75 (Accidents & Emergency)

*Lemesos General Hospital :* +357 25 80 11 00, 25 30 57 70

*Larnaka General Hospital :* +357 24 80 05 00, 24 80 03 69

*Pafos General Hospital :* +357 26 80 32 60, 26 30 61 00

*Paralimni Hospital :* +357 23 82 12 11

*Polis Hospital :* +357 26 32 14 31

*Kyperounta Hospital:* +357 25 53 20 21