

WHY CYPRUS?



CITIZENSHIP AND RESIDENCY THROUGH
INVESTMENT

WWW.REALTYATLAS.CO.ZA

REALTYATLAS
INTERNATIONAL



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INTRODUCING REALTY ATLAS INTERNATIONAL

Realty Atlas was founded in 2011, the main focus was to offer our clients a complete real estate experience, Our goal with our Cyprus Investment Program is to offer South Africans an option to invest in International Real Estate with the added benefit of a plan B option.

We have secured agreements with various established and trustworthy developers in Cyprus and collaboration with Ernst and Young (EY) Cyprus we believe we can offer South Africans safe investment opportunities. EY have a proven and successful track record in securing Residency/Citizenship and they are an International Company with a reputation to protect.

Our clients will have the option of appointing them to oversee their transaction.

We have a wide range properties listed in the following cities, Limassol, Paphos, Protaras, Larnaca and Agia Napa. This affords us the opportunity to offer varying Real Estate Investments including but not limited to, business hubs, student accommodation and holiday accommodation.


YOUR SALES TEAM



FOTI SOUSALIS
GROUP DIRECTOR



PAULA DEMETRIOU
INTERNATIONAL SALES
DIRECTOR



ABOUT CYPRUS

Cyprus, officially the Republic of Cyprus, is an island country in the Eastern Mediterranean and the third largest and third most populous island in the Mediterranean, located south of Turkey and northwest of Israel, north of Egypt, and southeast of Greece.

Capital - Nicosia

Currency - Euro


Driving side – Left

Points of Interest - Petra tou Romiou, Nissi Beach, Cape Greco & more.

Official Languages : Greek, Turkish & English is widely spoken.

Cyprus is an island country with a rich history and culture. The country is full of interesting and exciting opportunities related to events, customs, places, and activities.

The island country is divided into two parts. The North and the South. The northern part is called the “ Turkish Republic of Northern Cyprus “ while the southern part is called the “Independent Republic of Cyprus” or the “Greek Cyprus.”



CYPRUS RESIDENCY

PERMANENT RESIDENCE PERMIT

Non-EU citizens who purchase property in Cyprus can benefit from the new and accelerated procedure for obtaining a Permanent Residence Permit.

The applicants must:

- Purchase a property of a minimum value of €300.000 and provide proof of payment for at least €200.000 with funds transferred from abroad.
- Deposit of €30.000 pledged for at least 3 years in a bank in Cyprus. The money should come from abroad.
- Prove that they have a minimum annual income from sources abroad of €30.000. The amount increases by €5.000 for each dependant.
- Submit a clean criminal record certificate issued by the Authorities of their country of origin.
- Submit a statement confirming they will not be employed in Cyprus. The applicant is allowed to be a shareholder of a Cyprus company and earn dividends.
- Visit Cyprus at least once every two years.
- Provided that the criteria are fulfilled, the permit is granted within 1-2 months.



CYPRUS INVESTMENT PROGRAM

EU CITIZENSHIP / CYPRIOT PASSPORT

Direct Investments

Basic New Criteria for Cyprus Passport

Get a European Passport with just €2,5m Investment

a. For individuals who wish to buy only 1 single residential property, then:
Then they can invest only 2,5m Euro and get their passport.

b. However, if individuals do not want to buy only 1 single residential property,
then:

The amount needed for obtaining the passport is 2,5m Euro invested in
Residential and/or Commercial Properties +500.000 Euro for a residential
property.

c. Other Information:

- The passport scheme covers the applicant and family
- Approval within 3 months under fast track procedure
- Freedom to live, travel, invest, work, study anywhere in the EU
- Benefit from the legal rights and privileges of natural born EU citizens



Q&A

FAQS

Approximately how long does the examination of application take?

The time frame from the filing date to the issuing of the naturalization certificate is usually about 6 months.

Is it possible to rent the privately-owned residence?

Yes.

Is purchasing land on its own considered an acceptable investment in the case of Option 1?

No, land on its own is not acceptable.

In a 2-million-euro investment, are transfer duties included in this amount when purchasing real estate?

Transfer duties, taxes and other related charges are not included.

When applying for citizenship, is purchasing second hand real estate considered an investment?

Yes.

Is the sale of the Lifetime Residence offered?

Yes, provided the investor buys a different residence of equal or higher purchase value.

Can the Lifetime Residence be sold?

The Lifetime Residence can be sold provided the investor purchases a different residence of the same or higher value.

Can investments be made through company / companies of the investor or an investment fund or an investment foundation?

An investment through a company or fund or foundation is eligible, provided that there is a proven correlation between the investor and the company or fund or foundation.

Provided there is a proven correlation between the investor and the company, fund or foundation, an investment through such is eligible.

Can the government bonds be purchased from the secondary market?

Are government bonds purchased from the secondary market considered eligible for citizenship?

Only government bonds from the primary market are eligible for the citizenship investment.

The only government bonds eligible for citizenship investment are those of the primary market.

Who are considered to be financially dependent adult children?

Children of age 18-28, studying to obtain a diploma or an undergraduate or a master's degree are financially dependent.

What are the criteria for financially dependent adult children?

Children who are 18 to 28 and are studying to obtain their diploma or degree (undergraduate or postgraduate) are considered to be financially dependent.



A FEW OF OUR PROPERTIES



PORTOKALIES GARDENS

Villas situated in the Paphos starting from 405,000 Euros



MYRTUS RESIDENCES - From 300,000 EURO



ELYSIUM GATES - From 325,000 EURO



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