

WHY CYPRUS?



CITIZENSHIP AND RESIDENCY THROUGH
INVESTMENT

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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.

We have secured agreements with various established and trustworthy developers in Cyprus and in 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 of properties listed in 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, Tombs of the Kings, Cape Greco amongst many others.

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

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

The island is divided into the North and the South. The northern part is known as the Turkish Republic of Northern Cyprus while the southern part is called the Republic of 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 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 €2m invested in Residential and/or Commercial Properties + €500.000.

c. Other Information:

1. The passport scheme covers the applicant and family
2. Freedom to live, travel, invest, work, study anywhere in the EU
3. Benefit from the legal rights and privileges of natural born EU citizens



Q&A

FAQS

Approximately how long does the examination of the application take?

The time frame from the filing date to the issuing of the naturalization certificate is usually about 6-8 months.

Is it possible to rent the privately-owned residence?

Yes.

Is purchasing land on its own considered an acceptable investment for Permanent Residence / Citizenship?

No.

Are transfer duties included in the €2,500,000 investment 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.

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.

Who is considered to be financially dependent adult children?

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

Are you able apply for the citizenship of you obtain the permanent residency and what are the rules?

Permanent residence holders can apply for a Cyprus passport after seven years. Once 30% of the deposit of the property value has been paid, the application can be made.

What are the real fees?

Approximately €600 for each application.



A FEW OF OUR PROPERTIES



PORTOKALIES GARDENS

Villas situated in the Paphos starting from 405,000 Euros



MYRTUS RESIDENCES - From 300,000 EURO



PEARL PARK RESIDENCE - From 302,000 EURO



LARNACA | AGIA NAPA | PAPHOS | PROTARA | LIMASSOL

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