Cyprus property transaction: legal readiness guide

A concise document and decision checklist for buyers and sellers. It directs you to our existing full legal guides rather than repeating them. Reviewed 10 November 2026.

START WITH THE TRANSACTION, NOT THE ADVERTISED PRICE

Choose the correct route first: resale, off-plan / developer sale, or seller-side completion. Property ownership, immigration status and tax residence must be considered separately.

1 Before paying a reservation amount

- ☐ Identify the proposed buyers, sellers, legal owners and anyone signing by power of attorney.
- ☐ Confirm the intended use: main home, holiday use, rental investment or relocation; the tax and contractual consequences differ.
- ☐ Prepare ID, proof of address and the source-of-funds / payment trail. Confirm who will send and receive each instalment.
- ☐ Obtain current Land Registry information and check seller authority, mortgages, encumbrances and lodged contracts with independent legal advice.
- ☐ Commission suitable technical checks where needed; legal title checks are not a building survey.
- ☐ Ask for the actual contractual reservation terms: holding party, exclusivity, deadlines, refund triggers and what happens if due diligence fails.

2 Choose your specific legal reading

- General pathway: Property purchase checklist for relocating buyers
- What a lawyer checks: Independent Cyprus property due diligence
- Transaction costs: Property fees calculator and 5% VAT and first-use rules
- Land Registry procedure: Official DLS contract deposit guidance

STOP / GO DECISION

Do not treat an agent’s assurance, a brochure, an advertised VAT rate, or a proposed completion date as verification. The correct next step depends on the documents received and the risks identified.

Buyer: resale and off-plan decision points

The file should answer the key questions below before the buyer becomes irreversibly committed.

Resale property: verify the existing asset

- ☐ Check the registered owner, title and current search against the contract and plans.
- ☐ Identify mortgages, judgments, lodged contracts and the agreed discharge / transfer mechanism.
- ☐ Review alterations, permits, completion records, building condition and any professional survey.
- ☐ Check management fees, common-area obligations, municipal and utility accounts; agree how arrears are cleared.
- ☐ Document the funds and the completion sequence, including lender conditions and possession.

Full guide: Buying a resale property in Cyprus: 10 legal steps

Off-plan / developer sale: verify the promise and its delivery

- ☐ Verify the legal seller, land ownership, company authority and relevant project track record.
- ☐ Check the land search, existing development finance / mortgage arrangements and the agreed bank-release pathway.
- ☐ Check planning and building permissions, approved plans, specifications, unit identity and promised common facilities.
- ☐ Tie construction-stage payments to clearly defined milestones and appropriate independent verification; review delay, defects and termination remedies.
- ☐ Agree how snagging, completion inspection, handover, warranties, final payment and the future separate title deed will be documented.

Full guide: Buying off-plan property in Cyprus: 12 legal checks

DEVELOPER & HANDOVER: THE KEY DISTINCTION

A developer’s commercial track record is not the same as a current land or company search. A snagging inspection is not the same as legal confirmation of compliance. Both legal and technical workstreams need named responsibility and documentary proof.

Contract and payment control

Before signature, identify the proper contracting parties, precise property, price and VAT basis, deposit or payment conditions, mortgage releases, completion and default remedies. Plan the deposit of any signed sale contract in accordance with the applicable DLS requirements.

Supporting reading: Property due diligence | Official DLS guidance

Seller: tax and completion readiness

A selling file should establish the legal transfer route and the tax-clearance requirements before a firm completion commitment is made.

3 Documents to assemble

- ☐ Vendor identity, verified address and ownership evidence; company / estate / attorney authorities if relevant.
- ☐ Current title documents and Land Registry searches; details of all secured borrowing and discharge arrangements.
- ☐ Acquisition documents, original purchase cost, eligible improvement invoices and acquisition / disposal expenses for tax review.
- ☐ Prior Cyprus tax records, any relevant tax identification number, and residence information for the period of sale.
- ☐ Available municipal or community, sewerage, water and common-expense confirmations, as applicable.
- ☐ Sale contract, proof of payments, tax-clearance and Land Registry transfer paperwork, checked against the actual transaction.

4 Tax clearance is a calculation and evidence exercise

The capital-gains tax analysis may depend on the acquisition history, indexation, qualifying expenditure, statutory reliefs, ownership and supporting evidence. The 0.4% contribution and the required transfer clearances should be addressed as relevant to the transaction. A tax file should not be opened or a form completed on assumed dates or values.

Full guide: Selling Cyprus property as a non-resident: legal and tax checklist

5 When relocation or tax residence is also relevant

Owning property, having a residence permit, obtaining a Cyprus tax number and satisfying Cyprus tax-residence conditions are different legal questions. The 60-day route requires all applicable statutory conditions; an income or residence certificate requires a separately supported application.

Related: Tax registration and non-dom evidence | 60-day vs 183-day tax residence | Tax Department residence criteria

YOUR PRACTICAL NEXT STEP

Send your lawyer the relevant documents securely, together with a short summary of the transaction, expected dates, the property type and any lender or relocation requirements. Ask for a written list of outstanding evidence and the next safe decision point.

Cyprus Law Chambers | Enquire about a legal review

This handout is a route map only; it is not a substitute for the underlying guide, a current official source or transaction-specific advice. No advice is given on foreign tax law, building condition or the validity of particular documents without an engagement and review of the evidence.