CYPRUS · PERMANENT RESIDENCE BY INVESTMENT

Your path to residence

Cyprus permanent residence under the accelerated Regulation 6(2) procedure is the fastest route to lifelong EU residency: a single qualifying investment (a brand-new €300,000+VAT home being the most common), proof of €50,000 secure annual income from abroad, and a clean record. The Civil Registry & Migration Department examines a complete file in roughly two months. Almost the entire process is done for you under Power of Attorney by admitted Cypriot counsel — you sign a POA once and make exactly one short trip to Cyprus to give fingerprints when the permit is approved. The card is for life, with the only ongoing duty being a visit to Cyprus at least once every two years.

TOTAL ELAPSED	IN-PERSON VISITS
4-7 months from engagement to permit card in hand (≈4-8 weeks to assemble and remit funds, ≈2 months Migration Department examination, then your one biometrics trip and 30-45 days for the card)	Exactly one in-person visit to Cyprus

01 Discovery & eligibility assessment — 2-5 DAYS

We confirm you qualify under Regulation 6(2): non-EU national, clean record, ability to show €50,000 secure annual income (plus €15,000 for a spouse and €10,000 per minor child) sourced from outside Cyprus, and capacity to make the €300,000+VAT investment. We map your family members and pick the investment route.

02 Engage admitted Cypriot counsel & grant Power of Attorney — 1-2 WEEKS

Your application begins with a €10,000 engagement payment, which opens your private file and sets the work in motion. We instruct a licensed Cyprus advocate who will act for you before the Migration Department, the Land Registry and the banks. You sign a Power of Attorney authorising counsel to open accounts, sign the property contract, lodge the application and represent you throughout. This is the single document you must personally sign; it can be signed at home before a notary and apostilled, or remotely where permitted — no travel needed.

03 Open a Cyprus bank account & remit the investment funds

3-6 WEEKS (DRIVEN BY BANK COMPLIANCE)

Counsel opens a Cyprus bank account in your name under the POA and completes the bank's source-of-funds (KYC) review. Critically, the investment money must be transferred into Cyprus from abroad, from your own (or your spouse's) personal account, BEFORE the application is lodged — this is a hard rule of the 6(2) policy. We pre-clear your source-of-funds narrative to avoid bank delays.

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04 Select & contract the qualifying investment

2-6 WEEKS (OVERLAPS WITH BANKING)

Most clients buy a newly-built home or apartment sold for the first time (not a resale) by a development company, value at least €300,000 plus VAT. Counsel reviews title, negotiates and signs the sale contract under POA, lodges it at the Land Registry, and pays at least €200,000 (€300,000 excluding VAT in receipts) so the file shows the required proof of payment. Alternative routes — other real estate, share capital of a Cyprus company with substance, or units of a licensed Cyprus investment fund — also qualify at the €300,000 level.

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05 Coordinate the document file & legalisation

3-5 WEEKS (MOSTLY WAITING ON YOUR HOME-COUNTRY CERTIFICATES)

We direct and sequence the full supporting file — passports, clean criminal-record certificates for each adult, marriage and birth certificates, proof of the €50,000+ secure annual income, health-insurance certificates, the property contract and payment receipts, and the bank transfer evidence — telling you exactly what is needed and in what order, and instructing counsel and the licensed local professionals who handle each item. You provide the documents you hold; foreign documents are translated into Greek/English, certified and apostilled by the licensed local professionals, with Kestrel tracking each one and chasing anything outstanding so nothing lapses.

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06 Lodge the Regulation 6(2) application with the Migration Department

1-3 DAYS TO FILE

Counsel files the completed application (one file for the main applicant, spouse and minor children; adult children 18-25 in tertiary education abroad file their own separate application) and pays the government fees — approximately €500 application fee per applicant plus the residence-card fee. No personal appearance is required to lodge.

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07 Migration Department examination & approval

≈2 MONTHS

The Civil Registry & Migration Department reviews the file under the accelerated 6(2) track. A complete, well-prepared application is examined in approximately two months. We monitor the file, chase progress and, the moment the Department raises a query, instruct counsel to respond and make sure nothing stalls.

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08 Travel to Cyprus for biometrics (the one required visit)

1 SHORT TRIP (THE APPOINTMENT ITSELF TAKES UNDER AN HOUR PER PERSON)

Once approved, every applicant aged 14 and over must attend a district immigration unit in person to give fingerprints and a photograph for the residence-permit card. This is the only legally irreducible in-person act of the whole process. We schedule the appointment, escort you, and you can pair this short trip with finalising/viewing your property. Children under 14 need not give fingerprints.

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09 Issuance of the permanent-residence cards

30-45 DAYS AFTER BIOMETRICS

After biometrics, the Migration Department prints and issues the permanent-residence cards (typically 30-45 days). Counsel collects them under POA and couriers them to you. The status is permanent — there is no renewal — provided you visit Cyprus at least once every two years and continue to hold the investment and income.