

CYPRUS · PERMANENT RESIDENCE BY INVESTMENT

Costs & qualification

A plain, itemised view of what the route costs and what it takes to qualify — worked through with realistic figures so there are no surprises. Every line is checked against current government schedules by admitted local counsel before you commit.

INDICATIVE ALL-IN ESTIMATE · 2 PEOPLE

€371,210

Assumes a €300,000 new-build residential property excluding VAT, standard 19% VAT, two included persons, and no transfer fees because the transaction is VAT-liable.

ONGOING OBLIGATION

~€600 / yr

Indicative private health insurance for two people — subject to age, insurer, cover level and acceptance.

€300k	19%	€65k/yr	2 people	~2–3 mo
PROPERTY EX-VAT	VAT ASSUMED	INCOME · COUPLE	MAIN + SPOUSE	TO APPROVAL

What you pay, and what it covers

ITEM	ESTIMATE	WHAT IT COVERS	WHEN
Advisory & coordination fee Engagement fee to open and run the file	€10,000	Kestrel coordination: fit check, onboarding, property shortlist, local-team handoff, document tracking and process management. Not a government, legal or guarantee fee.	On engagement
Property investment, ex-VAT Minimum residential route	€300,000	A new-build / first-sale unit from a developer — or up to two units combining to the threshold. Funds remitted from abroad along a clean payment trail.	Reservation → completion

ITEM	ESTIMATE	WHAT IT COVERS	WHEN
VAT at 19% Standard-rate planning	€57,000	Standard Cyprus VAT on a new residential property. A reduced 5% rate may apply only where primary-residence criteria and value/area caps are met.	As invoiced
Transfer fees Nil on VAT-liable new property	€0	No transfer/registration fee is assumed because the property is subject to VAT. Resale or a different structure would change this.	At transfer, if any
Legal fees Indicative ~1%	€3,000	Planning allowance for conveyancing, contract review, due diligence and immigration-document support. Final fees come from the appointed lawyer.	Engagement / milestones
VAT on legal fees 19% on services	€570	Service VAT on the legal-fee planning line — separate from property VAT.	When invoiced
Government application fee Flat line	€500	The Cyprus investor-permit application submission fee.	At submission
Aliens registration 2 × €70	€140	Registration / ARC line for two people; add per additional person.	Registration / biometrics
Indicative total	€371,210	The sum of the lines above. Government fees and tax rates are confirmed against current published schedules by admitted local counsel before you commit.	

Qualification at a glance

MINIMUM INVESTMENT €300,000 + VAT	INCOME / FUNDS TEST €65,000 / yr
FAMILY INCLUDED Spouse and dependent unmarried children under 25 (students included). Parents and parents-in-law are not eligible under Regulation 6(2).	INDICATIVE TIMELINE 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)
INCOME TO DEMONSTRATE €65,000 / yr €50,000 secure annual income for the main applicant plus €15,000 for a spouse (add €10,000 per dependent child), evidenced and derived from abroad. A qualification requirement, not a payment to Cyprus.	

What is not included

Travel, accommodation and biometrics-visit costs, apostille, certified translation, courier, bank and exchange charges, furnishing, utilities, property insurance, management, maintenance and municipal charges.

Tax-residence, rental-tax and estate planning, company/corporate structures, reduced-VAT eligibility, financing, and any complex source-of-wealth or family profile — each requires separate advice.

KESTREL PRIVATE · Residence & Citizenship by Investment · Strictly private & confidential. Indicative and verified to official primary sources (Cyprus Civil Registry & Migration Department (gov.cy). The 2 May 2023 revision raised the secured income to €50,000. Verified June 2026.); final positions are confirmed in writing by admitted local counsel before you rely on them. © 2026 Kestrel Private · kestrelprivate.com