

VPS360°

Your Cyprus buying guide.

A practical route from a first shortlist to a documented decision.

SEPTEMBER 2026 · PRIVATE WORKING COLLECTION

Choose, verify, view.

VPS360 leads your property search; SVG supports local viewing arrangements.

01 / Shortlist

Define your intended use, total budget and preferred location. Compare exact unit references, internal and external areas, source dates and payment schedules.

02 / Verify

Obtain a current written offer, unit-specific plan, title history, planning and building approvals, and contractual handover terms. A developer render is not evidence of a unit's current condition.

03 / View

VPS360 coordinates the client relationship. SVG supports local viewings and on-the-ground arrangements. Agree itinerary, travel, accommodation, costs and cancellation terms before booking.

04 / Decide

Use an independent qualified lawyer. Check purchase permissions, the identity of the recipient of funds, reservation refund terms and the final contract before paying.

Build the complete purchase budget.

The asking price is only one input. Unknown costs are not zero.

Purchase and payment	Contract price, any documented discount, reservation amount, instalments, currency and exchange costs.
Tax and registration	Applicable stamp duty, VAT, registration, transfer and other charges; calculation base; exemptions; payment deadlines; and the party responsible.
Professional and setup costs	Independent legal fees, furnishing, design package, utility connections, air-conditioning / VRF, insurance and handover costs.
Ongoing ownership	Service and maintenance charges, utilities, local taxes, letting management, cleaning, repairs, void periods and tax on income.
Rental scenario	Net income = gross rent less management, other operating costs and applicable taxes. Compare yield against total acquisition cost, not just the asking price.

Source review and legal position.

Checked 23 September 2026. This is a source review, not legal or tax advice.

Ownership of many properties in the north of Cyprus is disputed. Obtain independent legal advice on the exact property before any commitment. Title, permissions, contractual terms and the full cost of purchase must be checked individually.

The existing VPS360 packs use historical tax percentages and forecast assumptions. The available official material shows changing rules and transaction-specific conditions. This collection does not certify those percentages as current or quote a universal foreign-buyer tax total. Obtain a dated written calculation from an independent adviser.

UK government property-purchase guidance

<https://www.gov.uk/guidance/how-to-property-in-cyprus>

Land Registry authority

<https://icisleri.gov.ct.tr/BAKANLIK/Tapu-ve-Kadastro-Dairesi>

Tax authority circulars

<https://www.vergi.gov.ct.tr/?q=node%2F206>

Official Gazette: current legislation

<https://basimevi.gov.ct.tr/>