THE GUIDE · UPDATED SEPTEMBER 2026

The 2026 Cyprus Property Guide

Buying, owning and looking after property in Cyprus, for international buyers, investors, second home owners and future residents.

Read it in full here. Every figure sourced.

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ONE

Why this guide exists

Cyprus is attracting buyers from across Europe, the Middle East and further afield. Their reasons differ (investment, lifestyle, retirement, relocation, family, a second home or short-

term rental), but the practical problem after purchase is remarkably similar: who is physically on the ground when the owner is not?

This guide is designed around that question. It explains the market and the practical ownership journey, while keeping tax, legal, immigration, investment and estate-agency advice with appropriately qualified independent professionals.

What we do

- **Property care:** we look after the property itself, from handover and move in through to ongoing care while you are away.
- **Key Day:** practical handover attendance and an agreed photographic property record.
- **Move-In:** physical preparation such as builders' final cleaning, linen, consumables and readiness checks.
- **Asset Guard:** scheduled, documented property visits while an owner is away.
- **STR operations:** changeover cleaning, linen/laundry, consumables and condition reporting.
- **Communal & commercial cleaning:** scheduled services for developments and portfolios.
- **Builders' final cleans:** preparing newly completed homes for handover or occupation.

TWO

Why Cyprus now: a growing economy around the property market

Cyprus's economy grew 3.8% in real terms in 2025. The updated national accounts show several sectors growing materially faster than the overall economy: information and communication +8.0%, wholesale and retail trade +7.4%, and accommodation and food services +7.1%. Construction also grew 4.5% in real terms.

For an international property owner these figures matter, because property ownership does not exist in isolation: it depends on transport, tourism, construction, trades, retail, technology and a functioning service ecosystem.

2025 real growth	Change

Cyprus GDP	+3.8%
Information & communication	+8.0%
Wholesale & retail trade	+7.4%
Accommodation & food services	+7.1%
Construction	+4.5%
Real estate activities	+2.3%

Source: Statistical Service of Cyprus, updated Annual National Accounts 2025, published 20 April 2026.

> **What this means for owners**
>
> Cyprus is combining international property demand with growth in accommodation, trade, technology and construction. That does not guarantee an investment return, but it does support the case for a deepening property-services ecosystem.

THREE

Cyprus property in numbers

The 2025 market provides a useful baseline. PwC reported approximately 25,600 property transactions worth €6.5bn. Residential property accounted for about €4.5bn. Foreign demand rose strongly: 7,255 properties were acquired by foreign buyers, up 16% from 2024 and representing about 28% of all properties transacted.

The coastal districts of Paphos, Larnaca and Limassol together accounted for around 80% of the increase in foreign acquisitions.

Source: PwC Cyprus, Cyprus Real Estate Market: Year in Review 2025; PwC press release, April 2026.

Prices were also rising

The Central Bank of Cyprus Residential Property Price Index rose 7.5% year-on-year in the first quarter of 2026, and 2.3% on the previous quarter. The gap between property types is

wide: apartment prices rose 10.8% over the year, against 3.0% for houses, a split that tracks the concentration of foreign and investor demand in apartment stock.

Residential Property Price Index, Q1 2026, by district	Year-on-year
Limassol	+9.1%
Larnaca	+8.9%
Paphos	+6.4%
Nicosia	+2.8%
Famagusta	unchanged

The Statistical Service's separate House Price Index estimated a 3.4% annual increase in Q1 2026. Different indices use different methodologies, so they should not be mixed as though they are the same measure.

Source: Central Bank of Cyprus Residential Property Price Index, Q1 2026; CYSTAT House Price Index, Q1 2026.

A third index, and what it says about Larnaca

The RICS Cyprus Property Index, produced with KPMG in Cyprus, found Larnaca to be the island's fastest-growing district in the second quarter of 2026, leading quarterly gains across apartments, houses, offices and warehouses. Larnaca apartment values rose 5.59% on the previous quarter, the clearest single increase in the index.

That is a third index alongside the Central Bank's and CYSTAT's, produced by a different body on a different methodology. The three are not interchangeable, and this guide does not average them.

Source: RICS Cyprus Property Index with KPMG in Cyprus, Q2 2026, as reported by Cyprus Mail, 25 August and 1 September 2026.

FOUR

2026: international demand continues

The overall market to date

Sales contracts deposited across Cyprus reached 13,288 in the first eight months of 2026, up 13.7% on the same period in 2025. August alone accounted for 1,241, up 10% year on year.

District performance in August diverged sharply. Larnaca recorded 299 contracts, up 35.3%, the fastest growth on the island. Paphos rose 19.7% and Nicosia 8.2%. Limassol fell 5.0% to 395 and Famagusta fell 8.3% to 55. Across the full eight months Limassol still accounted for roughly a third of all Cyprus sales, at 4,354 contracts, while Paphos was the fastest-growing district at 19.7%.

Separately, completed transfers between January and July 2026 covered 12,857 properties across 11,522 transactions, with a declared value of €2.70bn.

> ### Three different things are being counted
>
> Sales contracts deposited, completed transfers and total transactions are separate datasets with separate denominators. A contract deposited in one month may transfer in a later year, or not at all. This guide reports them separately and does not add them into a single market total.

Sources: BuySell analysis of Department of Lands and Surveys data, reported by Cyprus Mail, 8 September 2026; Department of Lands and Surveys transfer statistics, January to July 2026.

Foreign buyers

Official Department of Lands and Surveys statistics continue to separate foreign buyers into EU and non-EU categories. Reporting on January to July 2026 data shows 4,980 foreign-buyer contracts, of which 3,293 (66.1%) were non-EU and 1,687 were EU.

Reported foreign-buyer contract volumes over those seven months were Paphos 1,667, Limassol 1,446 and Larnaca 1,210.

Source: Department of Lands and Surveys foreign-buyer statistics; Cyprus Mail reporting, 12 August 2026.

Where foreign ownership concentrates

The Auditor-General's special report of September 2025 examined 2024 sales and found that 4,321 of 15,797 sales (27.35%) went to non-EU buyers, with EU citizens other than

Cypriots accounting for a further 12.07%. Concentration by district is uneven:

Non-EU share of all sales, 2024	Share
Paphos	44.19%
Larnaca	33.85%
Famagusta	26.71%
Limassol	26.51%
Nicosia	7.68%

The report is explicit that its own figure is likely an undercount. Purchases by companies based in the EU or European Economic Area are not subject to the normal restrictions, and 9,746 active property concession contracts could not be matched to nationality because of limitations in the recording system.

This is a different dataset, year and denominator from the 2025 transaction figures earlier in this guide, and the two should not be read as one series.

Source: Cyprus Audit Office, Auditor-General's special report, September 2025.

FIVE

Who are the buyers?

Nationality information reported separately to the Cyprus Parliament shows substantial participation from buyers including the United Kingdom, Israel, Lebanon, Russia, Ukraine, China and European countries such as Greece, Germany, Romania, Poland and France. The mix varies materially by district.

For Larnaca, reported September 2024 to September 2025 nationality data particularly highlighted Israeli and Lebanese activity, with UK and other European buyers also represented. These nationality figures come from a different dataset and period from the 2025 PwC totals, so this guide does not combine them into one market-share calculation.

Source: Cyprus Interior Ministry data reported by Cyprus Mail, October 2025.

What this means in practice

The important point is not simply “foreign demand”. In the districts where we operate, between a quarter and a third of all sales go to buyers from outside the EU, and the official record understates the true figure. These owners may live hundreds or thousands of kilometres from the property, and many will need practical local support for as long as they own it.

> International, not nationality-specific
>
> The service should work for an owner in London, Warsaw, Tel Aviv, Beirut, Berlin, Dubai, Toronto or Sydney: if you are not at the property, who is?

> Buying in Cyprus from overseas?
>
> Tell us where you are up to and we will tell you what happens next. WhatsApp +357 95 914 874.

SIX

A large residential pipeline

CYSTAT's full-year 2025 building-permit data is one of the clearest indicators of future supply. 8,159 permits were issued, up 19.5% from 2024. Those permits provided for 16,171 dwelling units, up 42.7%.

Dwelling type	2025	2024	Change
Single houses	3,943	2,820	+39.8%
Two-unit buildings	1,190	800	+48.8%
Residential apartment blocks	10,791	7,117	+51.6%
Residential/commercial blocks	247	592	−58.3%
Total	**16,171**	**11,329**	**+42.7%**

Two-thirds of the permitted dwelling units were in residential apartment blocks. That is particularly relevant to property operations: apartment developments can create communal-cleaning contracts, developer handover work and dozens of individual future owners in one location.

2026 is running well ahead of 2025

The pipeline has not slowed. In the first four months of 2026, 2,915 permits were issued, up 35.1% on the same period in 2025. Those permits provided for 7,131 dwelling units, up 65% from 4,321. Their combined value rose 46.1% to €1.67bn, and the authorised floor area rose 45.5% to 1.35m square metres.

Dwelling units permitted, January to April	2026	2025	Change
Apartment buildings	5,184	2,789	+85.9%
Detached houses	1,237	1,003	+23.3%
Semi-detached houses	419	367	+14.2%
Mixed-use apartment buildings	291	162	+79.6%
Total	**7,131**	**4,321**	**+65.0%**

Apartment buildings accounted for 5,184 of the 7,131 permitted units, or 72.7%. The concentration seen across 2025 has intensified rather than eased.

Source: Statistical Service of Cyprus, Building Permits, January to April 2026.

Permits are a leading indicator, not a forecast of completed homes. Timing, amendments and non-completion mean 16,171 permitted dwellings should never be presented as 16,171 guaranteed future completions.

Source: Statistical Service of Cyprus, Building Permits: December 2025, published 7 April 2026.

SEVEN

Infrastructure and connectivity

Airports

Hermes Airports' Phase 2 expansion represents approximately €170m of investment, with financing agreements completed and works under way. Planned capacity rises to 12.4m passengers annually at Larnaca and 5m at Paphos.

Source: Hermes Airports, media release, March 2025.

Larnaca Port & Marina

A roadmap presented in July 2026 estimated the long-term redevelopment programme at approximately €415m. It includes marina land and adjacent areas, marina infrastructure and port modernisation, with phases extending through 2045. The marina land and adjacent-area element is estimated at about €190m for 2027 to 2036.

Source: Cyprus Ports Authority roadmap as reported by Cyprus Mail, July 2026.

Schengen

Cyprus is an EU member but is not yet part of the Schengen area. On 14 August 2026 the European Commission adopted a positive assessment of Cyprus's technical readiness to join, based on monitoring carried out in December 2025. That assessment went to the EU Council in September 2026.

Accession requires a unanimous decision by the Schengen member states, and at the time of writing no vote had been scheduled and no entry date set. This is a step in a process, not a completed one, and it should be read that way.

Sources: European Commission assessment, 14 August 2026; Cyprus Mail reporting, 15 July and 4 September 2026.

> **Committed and announced are not the same thing**
>
> Where a project has signed financing and work under way, this guide describes it as committed. Where a programme has been announced or costed but not yet contracted, it is described as announced. Readers should treat the two differently.

EIGHT

Buying as an international owner

EU and non-EU buyers do not always face the same process. Cyprus's Ministry of Interior states that foreign nationals from outside the EU wishing to acquire immovable property generally require permission from the local District Administration under the Acquisition of Immovable Property (Aliens) Law. The official guidance states that there is no fee for the permission application and gives an indicative processing time of two to three weeks.

The precise rules, permitted property type and quantity, residency implications and transaction structure should be confirmed with an independent Cyprus lawyer for the buyer's circumstances.

Source: Cyprus Ministry of Interior, Purchasing Property.

Investor residence

Cyprus also maintains an expedited immigration-permit route for qualifying third-country investors, subject to investment and quality criteria. This is an immigration matter, not a Lemons & Linen service; interested clients should obtain current independent legal advice.

Source: Cyprus Migration Department, Immigration Permits for Investors, current official guidance.

> Our boundary
>
> Your lawyer handles the legal transaction. Your tax adviser handles tax. Lemons & Linen handles agreed practical work and local presence.

NINE

Cyprus and other internationally attractive jurisdictions

Cyprus is often compared with Malta, Greece, Portugal and non-EU destinations. We would not choose a country from a headline tax rate alone. The relevant comparison depends on residency, domicile, source of income, company ownership, investments, family, property plans and existing tax residence.

Jurisdiction	High-level point	Why buyers compare it
Cyprus	EU member; 2026 tax reform; non-dom framework remains relevant subject to	Mediterranean lifestyle, English widely used, property ownership,

	eligibility.	international business.
Malta	Residence/domicile can affect whether remittance-basis taxation applies.	EU, English official language, established international-resident framework.
Greece	Has alternative taxation regimes for qualifying new residents, alongside its normal tax system.	EU/Mediterranean lifestyle and large property market.
Portugal	Previous NHR regime has changed; newer incentive regimes are narrower and eligibility-specific.	EU lifestyle, established international community and property market.
UAE	No EU membership; very different personal-tax and residency framework.	International business hub and low-personal-tax positioning.

This table is a high-level overview for general information. For detailed rates, speak to a qualified adviser in the relevant jurisdiction.

Source: Cyprus Tax Department; Malta Tax and Customs Administration; relevant national tax authorities.

Ask us anything. Tell us where you are in the Cyprus property journey and we will tell you what actually happens next. One message is enough. WhatsApp **+357 95 914 874**, or ask us to arrange a call if you would rather talk.

Message Us on WhatsApp

TEN

Cyprus tax: the 2026 context

Cyprus enacted a major tax reform effective from 2026. Corporate income tax increased to 15%. Personal income-tax bands were revised, and the reform also changed elements affecting Special Defence Contribution and domicile. The non-dom framework remains important for many internationally mobile residents, but eligibility and treatment depend on individual facts.

For your own position, a qualified tax adviser is the right person to speak to.

Source: Cyprus Tax Department / Government of Cyprus, Tax Reform 2026.

Short-term rental owners

Cyprus requires self-service accommodation such as villas, houses and apartments offered as short-term accommodation to be registered with the Deputy Ministry of Tourism and to use the registration number in advertising, promotion and relevant transactions.

Lemons & Linen supports the operational side: cleaning, linen and laundry, consumables, agreed condition reporting and guest-ready preparation. Our photo records give you a transparent, dated record of the work and the condition observed.

Source: Cyprus Deputy Ministry of Tourism, current self-service accommodation registration guidance.

ELEVEN

Three international-owner journeys

1. The second-home owner

They buy a Cyprus apartment or villa, use it several times a year and live overseas for the rest. The likely path is first conversation → handover day → move-in clean → Asset Guard → occasional cleaning.

2. The property investor

They buy primarily to generate rental income. The likely path is first conversation → handover day → move-in clean → changeover cleaning → linen and laundry → consumables → ongoing property records.

3. The future resident

They intend to relocate but need help bridging the period between purchase and arrival. The likely path is first conversation → handover day → move-in clean → practical property support, with Asset Guard available if the property is subsequently left empty.

Nationality changes language and professional requirements. It does not change the core Lemons & Linen proposition: local practical presence.

How we work

Step 1: Tell us about the property. Where it is, how you use it, how often you are there and what needs doing.

Step 2: A defined scope and a price. We quote in writing for our own time, our work and our presence.

Step 3: The physical work. Handover attendance, builders' final cleaning, linen and consumables, readiness checks.

Step 4: Ongoing care. Asset Guard while the property is empty, or changeover cleaning and linen while it is rented.

TWELVE

Who are you trusting with your property?

For an overseas owner, price is only one part of the decision. Reliability, accountability and evidence matter just as much, particularly when the owner is not in Cyprus to see the work.

Lemons & Linen is being built around a professional operating model. Our aim is to use legally registered, insured staff on the books, supported by supervision, operating procedures and digital job records.

> People you can trust. Proof you can see.
>
> Professional staffing creates accountability. Supervision creates quality control. Photo-verified service records create visibility for the owner.

What the operating model is designed to provide

- **Registered staff:** a formal employment model.
- **Appropriate insurance:** cover aligned to the work being performed.
- **Supervision:** someone remains accountable for quality and standards.
- **Backup capacity:** staffing resilience matters when sickness or unexpected demand occurs.
- **Standard operating procedures:** repeatable checks on every visit.
- **Photo verification:** agreed service evidence delivered through the digital workflow.
- **Damage and issue reporting:** problems observed during a service can be recorded and escalated.
- **One accountable supplier:** cleaning, linen, consumables, property checks and practical property support can sit within one relationship.

Why this matters to professional clients

A portfolio operator does not simply need "a cleaner". It needs properties ready on time. A developer does not simply need labour; it needs completed units prepared for handover. An overseas owner does not simply need a visit; they need confidence that somebody competent attended, and a record of what was observed.

THIRTEEN

The property timeline

Every visit adds to your property's dated history: handover records, move-in preparation, Asset Guard visits and observations, cleaning and turnover records, condition photographs and issues identified, all in one record.

> Your property's history, in one record
>
> One photograph is evidence of one moment. Years of documented property history create continuity and trust.

Practical handover checklist

- Appoint an independent Cyprus lawyer.
- Clarify what is included at handover and what remains outstanding.
- Decide whether a qualified snagging or survey inspection is appropriate.
- Confirm who will physically attend if you cannot.
- Plan keys, meter readings and access arrangements.
- Arrange builders' final or move-in cleaning if required.
- Plan linen, towels and initial consumables.
- Confirm insurance and any unoccupied-property conditions.
- If short-letting, confirm current registration, tax and operating obligations with appropriate professionals.
- Decide what happens to the property when you fly home.

FOURTEEN

Before leaving a property empty

- Record the property's condition before departure.
- Check agreed doors, windows and security arrangements.
- Review water, electricity and appliance settings appropriate to the property.
- Remove perishables and waste.
- Check the owner's own insurance requirements for unoccupied periods.
- Leave clear emergency contact and authorised-access instructions.
- Arrange an appropriate visit schedule if desired.
- Decide who can coordinate access if an issue is discovered.

Every property and insurance policy is different. This is a practical prompt list, not insurance advice.

Why Lemons & Linen?

We are a practical property team on the ground in Cyprus, supported by service records you can see for yourself. The record is how you judge the work.

The relationship can start before completion, continue through handover and move-in, and then move naturally into the service the property actually needs: care while empty, or operations while rented.

> See the record of every visit.
>
> Where our service includes photographic reporting, see the record of the work and the condition observed at the time.

FIFTEEN

Buying, investing, relocating or already own in Cyprus? Start with us.

Tell us what you are trying to achieve. We will understand your requirements, help map the practical next steps, and stay alongside you for the physical side of property ownership.

> From first conversation to keys, and long after you have flown home.
>
> Tell us what you need and we will define and price the work Lemons & Linen can provide.

Send us one message. WhatsApp +357 95 914 874

Message Us on WhatsApp

Tell us where you are up to and we will tell you what happens next. If you would rather talk it through, ask us to arrange a call, wherever in Cyprus you are.

Important disclaimer

This guide is for general information and educational purposes only. It is not tax, legal, financial, investment, immigration, insurance, estate-agency, property-valuation or other professional advice. Rules and market conditions change. Obtain advice from appropriately qualified and, where applicable, licensed professionals before making decisions.

Transaction statistics, contracts of sale, transferred properties, building permits and price indices are different measures. They are labelled separately throughout this guide and should not be combined as though they measure the same thing.

Core research sources

- Department of Lands and Surveys: foreign-buyer statistics.
- Cyprus Audit Office: Auditor-General’s special report on property sales to foreign nationals, September 2025.
- Statistical Service of Cyprus (CYSTAT): Annual National Accounts 2025, Building Permits 2025 and House Price Index.
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