



What steps do I need to take to purchase a property in North Cyprus?

Subject to locating the Property you are interested in purchasing, please feel free to contact a member of our team to initiate and undertake the necessary due diligence on the Property. Our lawyers will assist you by preparing the necessary Agreements for Sale and navigate you through the transaction process.

Why do I need a lawyer?

A lawyer representing your interests in Northern Cyprus is engaged in checking the legality and eligibility of the transaction, signing and registering the contract, paying all taxes and payments.

As a foreigner, is there a limitation as to the number of properties that I can buy?

Provided that holding the legal title of **one** property/**1 donum** of land (which is 1,338 square metres), foreign citizens have the right to acquire any desired property in Northern Cyprus and there are no limitations whether buying land, villa, apartment, commercial or Investment property. It is possible to purchase more properties only through a trust.

Is my presence in Cyprus necessary throughout the procedure of selling or purchasing Property?

Our team can represent you throughout the procedure without the need of you coming or being present in North Cyprus, provided that we receive a duly signed and certified Power of Attorney from you authorising us to represent you. Our team can prepare the said Power of Attorney for you.

Can I purchase Property in North Cyprus if I am not a Cypriot citizen?

After the Sale Agreement for the purchase of the Property is duly signed stamped and registered at relevant Land Registry Office, Foreign nationals must apply to the TRNC Ministry of Interior and must obtain the approval of the Council of Ministers in order to be legally entitled to that property.

Can I purchase an immovable property jointly with my spouse ,friend , child or partner?

Properties can be jointly purchased by multiple persons provided that the persons to be named as purchaser on the contract of sale

When can I sell the property I have purchased?

Depending on the contract between the buyer and the seller, a property purchased through a contract of sale can be sold to a third party at any given time

What happens in case a Property I am interested in purchasing, has no title deed?

The procedure for issuance of a property title deed in Cyprus is often complex and time consuming and depends on various factors being met (i.e., compliance with Building and Town Planning Permits etc.), division of Property etc. As such, some Properties might be sold prior to, or without the issuance of a

separate or updated title deed for the exact Property. Should a Property you are interested in purchasing, have no separate or updated title deed, our team is here to assist and navigate you through the procedure of purchasing the said Property while minimizing the legal risks.

What are the associated costs that I need to pay if I am buying/selling Property in Cyprus?

There are four taxes that the vendor or/and purchaser must pay

Title Deed Transfer Tax

On 27 January 2023, the TRNC Legislative Assembly passed amendments to the law on transfer tax. In accordance with the amendments, foreigners (except Turkish citizens), who wants to purchase property in North Cyprus are now required to pay 12% transfer tax in order to get title deeds transferred into their names. This payment will be regardless of whether it is the first purchase or not. The transfer tax is calculated based on the sale price stipulated in the contract of sale or in accordance with the property value determined by the Land Registry (which is higher).

In addition, on 10 February 2023, further amendments were published in the official Gazette that stipulate the requirements for foreigners to pay %6 out of the 12% transfer fee concurrently with registration of a contract of sale with the Land Registry. The remaining half (i.e. 6% of the sale price) is payable upon transfer of a title deed.

.Should the contract be canceled before the title deed is transferred into the name of the purchaser, the 6% transfer fee which was paid upon registration is non-refundable

Everyone who had their contract registered before the 10th of February 2023, shall pay the transfer fee at the rate applicable in 2022 and if you are a first-time purchaser, this means that the tax rate will be 3% payable upon transfer of the Title Deed.

Stamp duty.

Generally, the stamp duty is paid by the purchaser unless the parties agree on different terms in the Contract of Sale. Before the registration of the Contract of Sale at the District Land Office Stamp duty is calculated based on the sale price stipulated in the contract of sale or in accordance with the property value determined by the Land Registry (which is higher).

Stopaj tax

This tax is payable by the vendor unless parties agree on different terms in the Contract of Sale. The rate of tax varies depending on whether the vendor a Professional Vendor (company or individuals who have already sold more than three properties) or an individual. If the vendor is a Professional, the rate of tax is 4%, and if the vendor is a private individual, the rate of tax is 2.8%.

VAT (KDV)

The VAT is applicable only in the case where the vendor is a Professional. The tax is payable to the Tax Office. The VAT is payable by the purchaser unless parties agree on different terms in the Contract of Sale. The rate is 5% of the Contract price, payable upon possession of the property. However, the parties can agree to postpone the payment of the VAT till registration and transfer of the title deed.

How long do they grant residence permit to Turkish or foreign citizens?

Having a real estate in Northern Cyprus does not give you the right to live directly, but it is an advantage for those who want to get a residence right. If the real estate owners do not have legal problems and can prove their income, it is usual for them to get a residence permit for 1 year, then for 2 years and then unlimited

residence permit. Foreign nationals do not need a residence or work permit to enter property in Northern Cyprus or to enter and exit at certain periods.

Can I rent the property I bought in North Cyprus?

In Northern Cyprus, real estates purchased by foreign nationals (citizens of the Republic of Turkey and other citizens) can be rented to generate income.

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