



E.R.E PROPERTY GROUP

LEEDS. HONG KONG. DUBAI



PROPERTY GUIDE

CYPRUS

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Flagship developments

Diverse Property Portfolio

Paphos, Cyprus

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Residential Land

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MINTHIS

DESIGN PHILOSOPHY

Designed by world-renowned architects Woods Bagot, each home at Minthis is a masterpiece of openness, light and air. Sophisticated living comes from simplicity as homes bond the traditions of local vernacular design with modernist values and elegance. A beautiful rhythm of floor-to-ceiling windows lets the outside into spaces that are impeccably finished, granting residents a fresh perspective each day. Internationally celebrated architects Woods Bagot have let their philosophy be guided by the mosaic of the surrounding landscape.

RESORT

At its heart, Minthis is about enrichment; the timeless spirit of the landscape offers true escapism, where time is a treasure to be spent recharging and reconnecting. The pioneering architecture is light-filled and energising, designed to frame soul-stirring panoramas and connect residents with the refined simplicity of authentic Cypriot life. Resting in a breathtaking hilltop location, overlooking charming villages, majestic mountains and vineyards under an endless sky, Minthis redefines holistic living. At this residential retreat, embraced by herb-scented breezes and panoramic views, every home is a masterpiece, every breath is restorative and every moment is beautiful.

LIFESTYLE

Explore winding nature trails by foot or on horseback and tend to your own vines at the Minthis vineyard. Spend some time at the driving range or at the Sports Ground before unwinding at the ground-breaking Wellness Spa. As the sun sets, meet friends and neighbours for dinner and drinks at the Clubhouse or go to the Plateia where there is a range of dining options.

A WORLD CLASS TEAM

Pafilia **ATKINS** **MACKENZIE & EBERT** **WATG** **WOODS BAGOT**





TOPOS RESIDENCES, MINTHIS, PAPHOS

From 2,250,000 + VAT



Inspired by and at one with the landscape.

The Topos designs offer a new equilibrium between outside and in, with a sensorial living experience, using position, material and architecture to embody a unique and rarefied place amongst nature. Topos celebrates this spirit in the character and style of each design: the finishes are handcrafted and natural, the soaring butterfly roof and structure appears light and effortless, and each design gives a sense of they are not just properties or homes but vantage points, from which to pause and appreciate life.



16km P 23km 3km 500m 16km

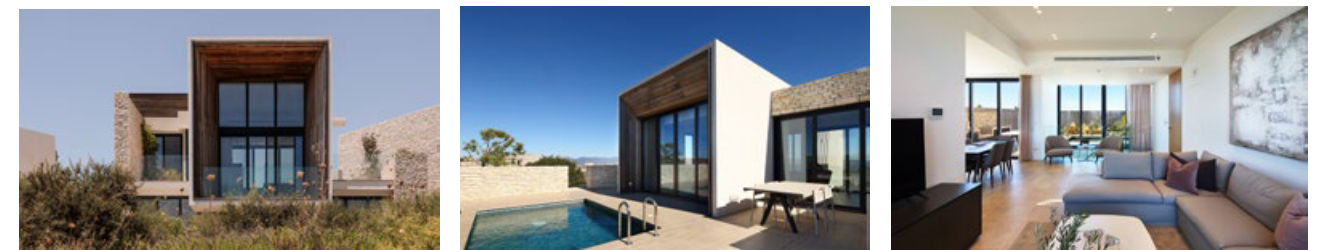


SIGNATURE RESIDENCES, MINTHIS, PAPHOS

From €1,320,000 +VAT

Inspired by architecture of traditional Cypriot dwellings

Influenced by the graceful architecture of traditional Cypriot dwellings, the Residences at Minthis are a collection of unique, customisable home designs that are built around key philosophies of light, luxury and landscape. Towering windows frame the views that unfurl before you, natural materials are tactile and authentic, and terraces and central courtyards invite peaceful reflection. Insightful layouts enhance Mediterranean living, as inside and out blend seamlessly; the full-height windows flood open-plan interiors with sunlight and warmth, sliding open to let in the sounds of birds and herb-scented breezes. Sip morning coffees on the veranda, enjoy lazy days by the private pool, and savour alfresco family BBQs on the patio. Residences are customisable – add anything from gyms and saunas to guest houses and wine cellars, and select from stylish, high end fixtures and finishes to create a truly personal, sophisticated home.



THE RIDGE & RIDGE GREEN, MINTHIS, PAPHOS

From €850.000 +VAT

Exclusive neighbourhood villas

Minthis offers a selection of villas in exclusive neighbourhood settings located throughout the resort. The latest edition, The Ridge Green, embraces its hilltop location with the designs framing the panoramic sea and majestic Troodos mountain range views. This neighbourhood of two and three bedroom contemporary villas includes private gardens, courtyards and plunge pools.

IN BRIEF

Type > Boutique Villas
 Beds > 2 & 3
 Units > 29
 Pool/s > Private
 Status > Completed & Under construction





NEW LAUNCH

LOFOS RESIDENCES, MINTHIS, PAPHOS

From €1.145.000 & Apartments from €665.000

A new exclusive neighbourhood at Minthis

Named after and situated at the highest point of the resort, the calmness that you feel here is extraordinary. This new neighbourhood is the latest launch at Mint-his, perched at the highest point of the resort, offering 360-degree panoramic views that stretch across mountain landscapes, manicured golf greens and the Mediterranean Sea beyond. Designed to seamlessly blend nature and luxury, this elevated community includes a stunning selection of residences, spacious villas, and elegant apartments.

Each home captures the essence of modern Mediterranean living, with open-plan layouts, expansive terraces, and floor-to-ceiling windows that maximize the spectacular views. Residents enjoy access to exclusive amenities such as infinity pools, private gardens, and tailored concierge services, all set against the serene backdrop of Minthis's natural beauty. The simple and elegant designs, combined with the traditional touches, are the essence of Minthis creating a cosy feeling that is both authentic and real.

IN BRIEF

Type > Villas & Apartments

Beds > 2 & 3

Units > 44

Pool/s > Optional

Status > Off Plan



16km

23km

3km

500m

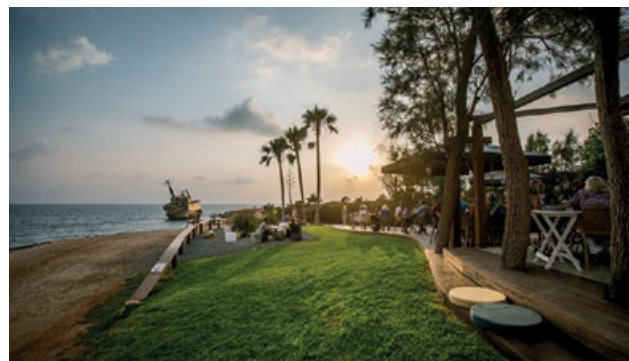
16km



Paphos

THE CITY OF BEAUTY

Paphos, with its charming harbour and medieval fort, offers cosmopolitan living, beautiful scenery and significant historical sites. It was the capital of Cyprus for 600 years in ancient times and its archaeological legacy is such that UNESCO put the whole town on its World Cultural Heritage list.



KONIA GREEN, PAPHOS

Townhouses & Villas from €380,000 +VAT

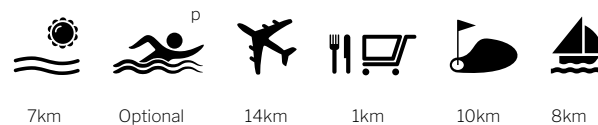


Detached villas and townhouses in a luxurious neighbourhood

Konia Green comprises 34 detached villas and 26 townhouses situated around a central green park. The contemporary development is set in a prestigious hillside suburb of Paphos, Konia, which is well known for its magnificent sunsets. The village is favoured by locals and has a vibrant ex-pat community thanks to its convenient location and traditional amenities. The area is located just 3km or 5 minutes away by car to the town centre of Paphos and the largest International School in the region, making this the perfect family location.

IN BRIEF

Type > Townhouses & Villas
 Beds > 2 & 3
 Units > 60
 Pool/s > Optional
 Status > Off Plan



RECENTLY LAUNCHED, ELYSIA BLU, PAPHOS

Apartments from €220,000 +VAT



A new landmark in the heart of Kato Paphos.

Welcome to Elysia Blu—a visionary residential development where modern architecture meets the effortless rhythm of Mediterranean living. Designed to redefine modern life, this exclusive development is more than a home—it's a lifestyle statement. Perfectly positioned in one of Paphos' most coveted locations, Elysia Blu, places you at the heart of it all—just a 10-minute walk from the seafront, surrounded by culture, commerce, and natural beauty.

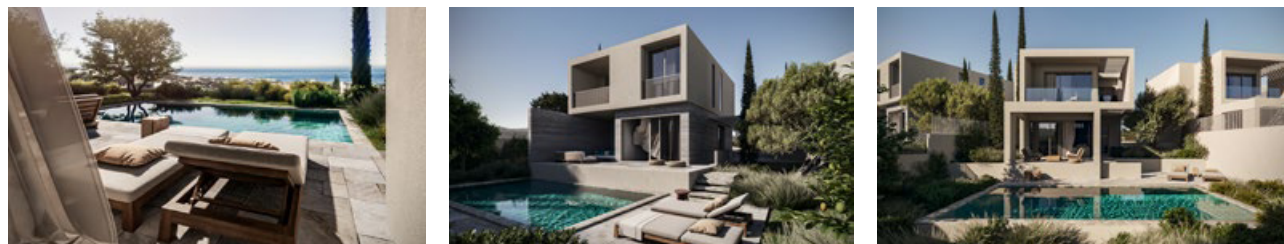
IN BRIEF

Type > Apartments
 Beds > 1, 2 & 3
 Units > 200
 Pool/s > Communal resort style
 Status > Off Plan



CORAL VISTA, PEYIA, PAPHOS

Villas from €480,000 +VAT

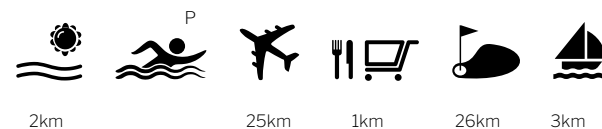


Incredible location, outstanding architecture, exceptional views

Coral Vista Private Residences enjoy one of the finest locations in Peyia. Perched on a hilltop between Peyia and Kathikas, the plot commands exceptional views of the surrounding Mediterranean countryside and sea. The location borders the Akamas National Park and the Pikni Pine forest, placing a wealth of beautiful scenery on the doorstep. Although modern in appearance, the architectural design reflects Cypriot character and style, incorporating traditional stone, timber and marble. These traditional materials have been combined with an ultra-modern edge, resulting in enduring designs that fully exploit their spectacular setting. Three villa styles are available, each airy and open in design, all feature large patio windows that blur the boundaries between inside and outside. Villas have been carefully oriented to maximise views, and all feature a private garden complete with private swimming pool. Peyia village with its wealth of amenities is just 3km away, while Coral Bay with its blue flag sandy beach and excellent array of cafes and restaurants is just a five minute drive.

IN BRIEF

Type > Luxury Villas
 Beds > 2 & 3
 Units > 19
 Pool/s > Optional
 Status > Off Plan



BEACHSIDE VILLAS, ARGAKA, PAPHOS

Villas from €560,000 +VAT



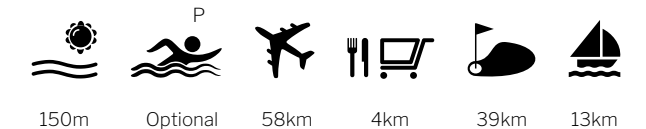
Unique beachfront location

An extraordinary development of 28 villas designed to harmonise and enhance the lifestyle of their enviable beach-side location. The energy and natural beauty of this protected area in Cyprus is undeniable and these carefully curated homes offer the same authenticity in a private, exclusive community.

Situated 10 minutes from the town of Polis and the stunning Akamas Peninsula, beside a long stretch of sandy beach and the glistening Mediterranean Sea, these villas are unique and finished with handcrafted materials to offer a refined, yet relaxed simplicity. The endless blue sky and undisturbed views of the sparkling blue sea have been captured from all interior angles, whilst the outside living space has been given as much priority as the interior, offering a true sense of outdoor Mediterranean living.

IN BRIEF

Type > Villas
 Beds > 2 & 3
 Units > 28
 Pool/s > Optional
 Status > Off Plan



Acquiring a property in Cyprus is a simple and straight forward procedure. Your property purchase is likely to be one of the largest investments you make and therefore you should ensure that you have sound legal advice to safeguard your interests.

Choose your new home from our diverse property portfolio.

Assign a lawyer to assist with due diligence and contracts.

Sign reservation agreement and pay deposit.

Finalise and sign the property sales contract.

Lawyer arranges payment of the stamp duty fees and submits the sale agreement to the Land Registry to safeguard your rights as owner.

Lawyer submits reduced VAT rate application to the Authorities (if applicable).

If the selected property is at its early stages of development or off-plan you may be given the option to select the finishing materials and fittings, through an appointment with our customer care department.

Payment schedule is agreed based on construction progress or completed if a ready property is chosen.

Delivery/ finalization of sale and transfer of ownership is completed by your lawyer.

Electricity and water connection (if property is completed).

Title deeds transferred / issued (on completion of the project).



Property Tax

VAT

Since Cyprus joined the EU in 2004, a standard VAT rate of 19% is required to be paid when buying a new property. However, following a VAT Amendment Law, a reduced VAT rate, starting at 5% is applicable for the acquisition of new residential properties. For the reduced rate to be in effect, certain terms and conditions must be met:

- The property must be used as the primary and permanent residence of the applicant in Cyprus (for the next ten years).
- The applicant has not acquired any other residence in Cyprus with a reduced VAT rate.
- The applicant must be an individual, over 18 years old, thus legal entities are excluded.

5% VAT only on the first 130 m² of the buildable residential area (as per the architectural plans submitted), provided value/size limits are met. The dwelling must not exceed 190 m² total buildable area, the transaction value must not exceed €475,000, and the amount eligible for 5% is capped at €350,000. Any portion 131–190 m² is at 19%. If the total area exceeds 190 m², the entire property is at 19%

Property Transfer Fees

The fees charged by the Department of Land and Surveys for the transfer of immovable property are:

Property Price	Rate	Fee	Accu. Fee
First €85,000	3%	€2,550	€2,550
€85,001 – €170,000	5%	€4,250	€6,800
Over €170,000	8%		

Properties subject to VAT are exempt from the above transfer fees.

Properties not subject to VAT are eligible for a 50% exemption from the above transfer fees.

Title Deeds

Transfer of ownership from Vendor to Purchaser is a simple procedure undertaken through the Cyprus Land Registry Office, either by the buyer in person or by appointing a third party with a power of attorney. Title Deeds are issued a few years after the completion of the project / property, they are always in the name of the Developer, and then the Title Deed of each unit is transferred to the name of the purchaser. When your Contract of Sale is deposited at the Land Registry Department, you the purchaser can prevent the owner/ developer from transferring the property elsewhere or changing it. Furthermore, by virtue of a Bank Waiver Letter no burdens, charges or encumbrances can affect your right to seek specific performance after the contract has been deposited with the Land Registry, since you are the beneficial owner.

Capital Gains Tax

Capital Gains is imposed on the profit gained from the disposal of a property. The tax rate is 20%.

Inheritance Tax

There is zero inheritance tax in Cyprus.





BUYING GUIDE

Associated Property Costs

Running Expenses

Communal Expenses

A service charge is applicable for properties on a managed development. The cost depends on the area of your property (m²) and the facilities and service available at the specific development. The service charge ranges from €350-1500 every six months (for standard type developments).

Municipality / Community Property Tax

Approximately 0.23% or €50 - €500 per annum on the property's value as at 01.01.2013

Sewerage Tax

As the owner of the property, you are required to pay an annual Sewerage Tax, calculated on the market value of the property as at 01.01.2013. Rates vary from 0,1-0,4‰

Buildings Insurance

This is provided by our company at no cost until your property is delivered. Thereafter, the property owners need to have buildings insurance in their own name and our company can offer competitive annual premiums.

Immovable Property Tax

Immovable property tax has been abolished as from 1 January 2017.

Contents Insurance

From delivery, our company recommends owners take out contents insurance. Our company can offer competitive annual premiums.

Water

Depending on the municipality, there is an initial connection fee and deposit of approximately €200, the deposit is refundable assuming the final balance is paid off and disconnection is requested. Water bills are issued quarterly and show a monthly standing charge which varies according to the municipality. If the owner intends to be absent from Cyprus for long periods, it is advisable to arrange to pay water bills by standing order.

Electricity

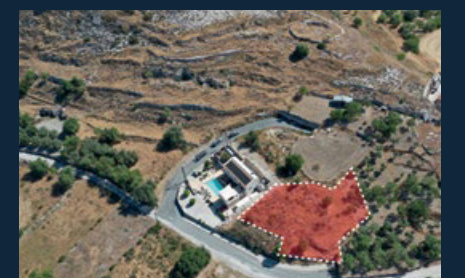
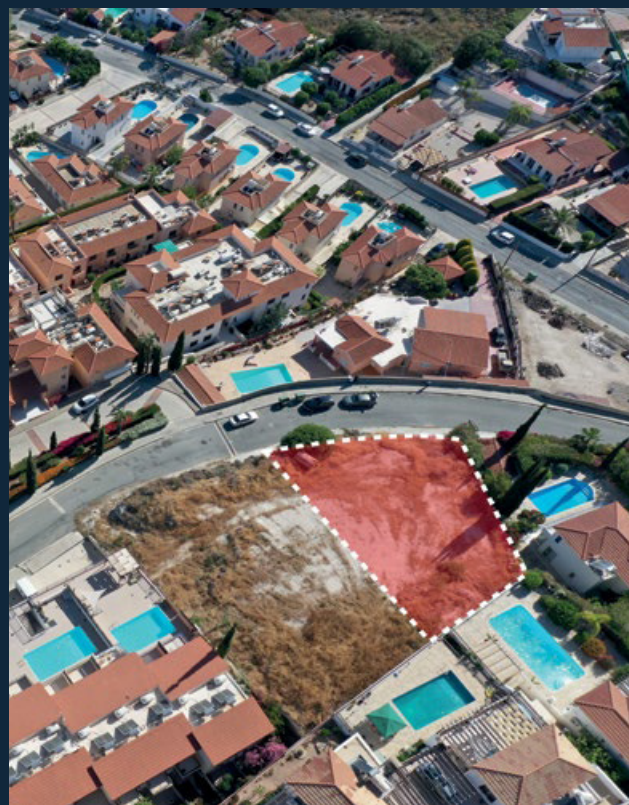
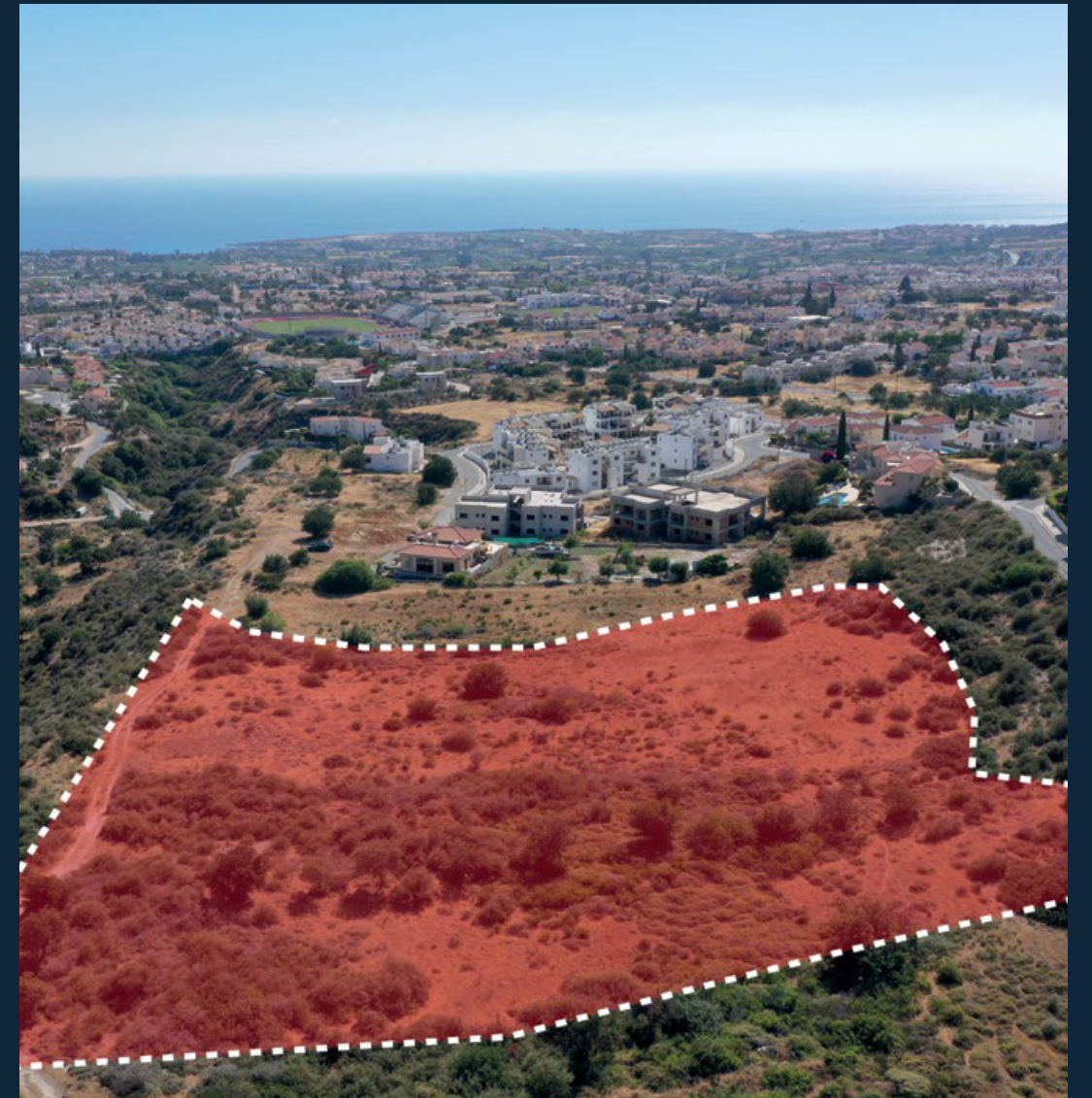
When a new property is purchased a new electricity contract must be established in the owner's name. Electricity is charged on a bimonthly basis.

OPPORTUNITIES FOR DEVELOPMENT WITH RESIDENTIAL PLOTS

Buying a plot of land is a great investment, it is a tangible asset that doesn't depreciate in value and always in demand because it is a finite resource. Land and plots can be a very lucrative investment, once developed it can offer great returns.

Owning land requires very little effort. You do not need to maintain it, renovate it, or protect it. Simply by leaving your land in its natural state, it will have value. There are many advantages to buying plots of land for development, but you need to consider factors like the location, views, local amenities, utility services, road access and zoning designations.

There are many opportunities from building your dream family home, to a development of multiple units, as an investment or for future inheritance. Your options are literally endless and with the largest landbank in Cyprus, we have the perfect plot you are looking for.



Mark Twain once famously said,
“Buy land, they’re not making it anymore.”



Prime locations in Paphos and Limassol



60% coastal locations



Over 1000 plots available



Stunning views



Title deeds available



Prices start at €60,000 +VAT

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