

# COATES GLOBAL

## Global Residency and Second Citizenship Solutions

### Appendix B: Cyprus

#### Citizenship via Investment in Cyprus Services Fees

1. Legal fees of the Service Provider are to be paid as follows:

Legal Fees (payable to the Service Provider) (non-refundable)	Euro
Coates Global Professional Fees for main applicant <sup>1</sup>	Euro 90,000
Disbursements (Travel Expenses and other disbursements) <sup>2</sup>	Euro 2,500
Legal Fees for each dependant	Euro 10,000
Legal Fees for the parents of the main applicant (per parent) <sup>2</sup>	Euro 20,000

<sup>1</sup> Payment terms for the main applicant and the dependant family members (spouse and children):

- 50% of the fees at least 15 working days before Client's first visit to Cyprus.
- 50% as soon as the Client citizenship application is granted

<sup>2</sup> Payment terms for disbursements and the parents of the main applicant:

- All fees are payable at least 15 working days before Client's first visit to Cyprus.

#### Non-Refundable Government fees (Fees payable to the Government Authorities)

2. These are payable to the government agencies in terms administration fees.

FEES PAYABLE TO GOVERNMENT AUTHORITIES (Payable upon application- all non-refundable)	When to Pay	Euro
<b>Administration Fees and Expenses- per applicant</b> (Stamps for certification, Power of Attorneys, Affidavits for Citizenship), Fees for the Passports and the Civil Identity Card	15 working days before Client's visit to Cyprus	325
<b>Submission fee for the Citizenship</b> application with the Migration Department - per adult applicant aged 18 and over	15 working days before Client's visit to Cyprus	2,000
<b>Submission fee for the Citizenship</b> application with the Migration Department - per minor applicant aged 17 and below	15 working days before Client's visit to Cyprus	80
<b>Submission fee for the Residence Permit</b> application with the Migration Department (for the main applicant, the spouse and minor children)	15 working days before Client's visit to Cyprus	500
<b>Submission fee for the Residence Permit</b> application with the Migration Department (for each adult dependant)	15 working days before Client's visit to Cyprus	500
<b>Issuance fee of the Residence Permit Card</b> – per applicant	15 working days before Client's visit to Cyprus	70
<b>Issuance fee for the Citizenship</b> paid at the Migration Department - per adult applicant	When the citizenship application is granted (usually 6 months after the application)	5,000
<b>DHL Courier Fees</b> (if applicable, per post)	When requested by the main applicant	75
<b>Publication in a local newspaper</b> in two consecutive posts – per applicant	When the main applicant is in Cyprus for the application	70

#### Non-Refundable Property Purchase fees (Acquisition of Immovable Property)

3. These are payable to the local tax authorities and other authorised agencies (notary etc).

FEES PAYABLE	When to Pay	Euro
<b>Property research at the land registry, submission of contract of sale (Per property)</b>	When the property is purchased	150
<b>Lodging an Assignment Contract (if the property is a resale)</b>	When the property is purchased	0.5% of the purchase price
<b>Stamp Duty</b>	When the property is purchased	See page 2
<b>Property Transfer Fees</b>	When the property is purchased	See page 2
<b>Value Added Tax</b>	When the property is purchased	See page 2

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### STAMP DUTY

After the Contract of Sale is executed stamp duty must be paid. Contract of Sale must be stamped within thirty (30) days from the date of execution otherwise a penalty is charged and added to the stamp duty paid.

Amount	Rate of stamp duty
€0 to €5,000	0%
€5,001 to €170,000	0,15%
Over €170,001	0,2%

### TRANSFER FEES

Transfer fees are payable once the title deeds for the property are issued. The transfer fees are payable by the purchaser to the Land Registry based on the market value of the property at the time of purchase. Transfer fees are calculated as follows:

Market Value	Rate
€0 to €85,000	3%
€85,001 to €170,000	5%
Over €170,001	8%

If two purchasers are buying one property, then the purchasers will pay less transfer fees. Sale-purchase contracts which are subject to VAT will be exempt from the above transfer fees and those not subject to VAT will be eligible for a 50% exemption from the above transfer fees.

If the property is registered in a Cyprus company and the property is the only asset of the company, the ownership of the property will be transferred through the transfer of the company's shares. In this case, the purchaser of the property will become the new shareholder of the company and the transaction will not be liable to transfer fees.

### VALUE ADDED TAX

As of 13/01/2014, Value Added Tax (VAT) at the rate of 19% is added to the purchase price. The acquisition or construction of property to be used as the primary and permanent residence may be subject to the reduced rate of 5%.

Conditions applicable for the reduced VAT rate are as follows:

- (a) Obtain the commissioner's approval further to submitting the relevant application which must be accompanied by a number of documents that demonstrate, inter alia, the ownership rights (for example, contract of sale that is duly stamped);
- (b) Property will be used as the primary and permanent place of residence; and
- (c) Applicant does not possess any other property which is used as the primary residence in the Republic of Cyprus.

The reduced VAT rate of 5% applies on the first 200 square meters of the property as per the architectural plans (building coefficient), whereas for the remaining square meters the standard VAT rate of 19% is imposed. In cases of large families the reduced VAT rate of 5% is applicable for the first 200 square meters increased by 15 square meters per each additional child over three children.

\*The acquisition of immovable property for which the application for building permission has been submitted prior to 1 May 2004, is exempt from VAT.

### OUR PROFESSIONAL SERVICES INCLUDE:

- Providing legal services for the required investment;
- Gathering all the required documents and preparing the Citizenship and Residence Permit application;
- Liaising with the Cyprus Ministry of Interior and applying for the Citizenship and the Residence Permit application for the main applicant, spouse and children;
- Liaising with the Cyprus Migration Department so as to issue the Residence Permit and the Certificate of Citizenship and Passport once the application has been approved by the Ministry of Interior; and
- Legal services related to the purchase of the property:
  1. Search at the land registry for the relevant property to be provided with information regarding encumbrances, mortgages etc.;
  2. Obtain the required bank declarations/waivers if the property is mortgaged;
  3. Draft/amend the contract of sale (ensure the contract protects the client);
  4. Attend to the relevant Tax authorities and pay the taxes, and the stamp duties;
  5. Attend to the Land Registry and lodge the contract of sale for Specific Performance Purposes;
  6. Apply for the Reduced Rate of VAT (if applicable);
  7. Apply for the permit by the Council of Ministers for the purchase of property by foreigners.