Buying a cheap home in Cyprus: key facts

Figures of 21 November 2026. Source: RealHunt, https://realhunt.co/homes/cyprus

On 21 November 2026, RealHunt lists 6 homes for sale in Cyprus, each one checked by a person. In Cyprus, the median asking price of those 6 homes is €341,000 (€3,723 per m2, from the 6 homes with a known size); the cheapest costs €130,000 and the most expensive €470,000. Taxes and fees add about 2.5–3.5% to the price of a home in Cyprus (figures as of 2026). With 6 homes this is a small sample, so the median for Cyprus is a rough guide.

Key facts

Homes on RealHunt	6 (small sample)
Median asking price	€341,000
Median price per m2	€3,723 (6 homes with a known size)
Median size	84 m2
Cheapest and most expensive	€130,000 · €470,000
Median RealHunt score (70 to 98)	84
Taxes and fees to buy	2.5–3.5% of the price (as of 2026)
Can foreigners buy?	EU citizens buy without restrictions. Non-EU buyers need permission from the Council of Ministers, applied for through the District Officer, and are normally limited to one home or a plot of up to 4,014 m2.
Yearly property tax	There is no annual national property tax (abolished in 2017); owners pay municipal fees of about €90 to €300 a year, plus sewerage and local authority charges.
Date of these figures	21 November 2026
What the buying costs are made of	Land Registry transfer fees of 3% up to €85,000, 5% to €170,000 and 8% above, halved for resales without VAT (1.5%, 2.5% and 4%); stamp duty abolished from 1 January 2026; lawyer about 1% plus VAT; small Land Registry charges.
Tax on rental income	Non-residents pay income tax on Cyprus rental income at 20% to 35% after deducting 20% of the gross rent and loan interest, plus a 2.65% health contribution (GHS); the special defence contribution does not apply to them.

The steps to buy

1. Hire a lawyer 2. Check the title 3. Sign the contract 4. Lodge the contract 5. Apply for permission if non-EU 6. Transfer the title

The best-scored homes today

€341,000 · Ready 2-bed flat steps from the beach in Coral Bay, with pool and sea views · score 93 · realhunt.co/deal/cy-coral-bay-341k-080655

€350,000 · Furnished townhouse with a private pool, 100 m from the sea in Protaras · score 92 · realhunt.co/deal/cy-protaras-350k-257111

€470,000 · Sea-front ground-floor flat with a 50 m2 terrace and overflow pool in Protaras · score 84 · realhunt.co/deal/cy-protaras-470k-585375

Sources of the rules and costs

8 sources, listed with their links on https://realhunt.co/costs/cyprus

Prices are asking prices in euros from the original listings; medians describe the homes RealHunt lists, not the whole market. General information, not legal or tax advice. Free to quote with a link (CC BY 4.0). Questions: carlos@equinoxinvestmentgroup.com