



Village Property for sale in Cyprus

Village Property in Cyprus.

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Company Introductions and History.

Firstly introductions, I am writing this document as a personal insight into the purchase of property throughout Southern Cyprus in general. Personal views with real experiences, pitfalls and success stories of course. I am a co-founder of Kaimar Consulting and I see property buying experiences on a day to day basis, both Resale and New.

The Business and History of: Kaimar Consulting Ltd

A personal experience of buying Cyprus Property led to the company creation. "A village property close to Limassol" was my requested criteria when moving to Cyprus. I was shown on my first visit from UK.

- 1: A Plot of land under an Electricity Pylon on the outskirts of Larnaca.
- 2: New builds to the west of Limassol.
- 3: Stone built renovations in the Troodos mountain ranges.

On a second visit again purely devoted to finding the right property. I was shown once more, new builds and thankfully some resale property near Limassol , one of which I bought and happily live in at Ayios Athanasios.

The overall outcome was to create Kaimar Consulting Ltd. So coming from an I.T Background in CISCO router programming and PC / Network support with a small knowledge of website design, databases etc. This put me in the real position of starting a new Pre EU Cyprus Property Company. The realisation being no one was working in the Cyprus Property industry in a way that I appreciated or understood. I like to be treated as I treat others and so two core business criteria were conceived.

1: Listen to what the customer requires and only show what the customer wants.

IE: A request for a new 3 bed Bungalow near Limassol wont result in a viewing for a plot of land near Ayia Nappa.

2: Respond to enquiries immediately. Via Email, Telecon, SKYPE (kaimarconsulting) and now "Online Chat" during office hours.

This to us is not rocket science. The key was to develop a new site which is updated only by me, on a daily basis, and kept as up to date as possible. Promote the site and stick to the simple Core business ideologies. The other real observation was the fact that I could not find a decent Resale Website when trawling the web back in UK. Plenty of new builds and off plan, but no Village property! So the market would be: [Village Property for sale in Cyprus](#).

Setting Up Kaimar Consulting Ltd.

Setting up prior to EU accession required a Cypriot Boss and on paper our company had a lawyer who had conducted my own personal conveyance as Boss. My business partner having a [FIABCI](#) membership and MBA Degree in Business Administration and Real Estate. That said prior to EU. Requirements to be an Estate Agent in Cyprus were you were required to be a member of CREA (The Cypriot Real Estate Association). To join, there is an exam in Greek and years of proven real estate experience. I will not dwell on Pre EU History needless to say that we are all in the EU now and all is equal. Free trade and markets are at the very ethos of the European Community. We can trade as an Estate Agent in UK. We have a license to trade as an international and EU Real Estate Agent issued by FIABCI. (The same body who issue to CREA) Plus having a business partner with a degree in Business Administration and Real Estate. We are a legitimate Cyprus registered Company with Cypriot VAT / TIC credentials etc.

The current reality is Cyprus is still going through a state of post EU flux. I believe as I am able to trade as an Estate Agent anywhere in Europe that in Cyprus I am able to trade. I am currently an Independent Property Consultant to circumnavigate potential past pre EU politics and the current legacy. We believe Cyprus will join the EU Club fully in time and we will migrate to a Cyprus Estate Agents soon .Time scales in Greek Cypriot Culture is however another story.

Village Property in Cyprus.

Ups and Downs, Do's and Don'ts.

The key to a success story of buying any Property in Cyprus or land, is a Quality Lawyer. Without this Kingpin you risk disappointment and more to the point, Loss of your Money. Do your homework; recommendations are best from a reputable and reliable source of course.

Be aware that some New build developers use “their own” lawyers. Do not be pressured into having to use the Developers Lawyer as both the Developer and Lawyer could be in cahoots together. Get an independent Lawyer.

Re-sales are slightly different as it is unlikely that the seller will recommend a Lawyer. Apply the same rule though; get an independent recommended known Lawyer.

We at Kaimar Consulting Ltd use and recommend lawyers. It is in the long term interests of our company to work with professionals only, we realise any negative recommendation would lead to Company disaster and downturn.

There are a multitude of different types and sized villages in Cyprus covering differing landscapes, some are sizeable and some have no people living in them at all. Some are of Turkish decent, some are mixed Cypriot Turkish. There is a village and accompanying lifestyle to suit everyone. I have my own favourites of course. I am a fan of the black riverbed stone older builds running along north west of Limassol encompassing Arakapas, Deirona, Ora and Melini. This typical workmanship being built of local material and walls two foot thick! Elsewhere in Cyprus the norm is the whiter stone which is cut into blocks and in-filled with varying degrees of intricacies and substance and varies considerably in quality.

A lot of villages are in the mountain/ hill regions and are compact. In days gone by many builds never made planning permission requests and it is not uncommon to see properties in the villages requiring planning permission even though the building itself has been in existence for many if not hundreds of years. I come back to acquiring a quality lawyer to guide and advise. I have seen many plots / deeds with no property on the paperwork. Do not be seduced by acquiring a property that does not exist on the paperwork unless you are 100 % happy to proceed and are comfortable with the possible ramifications. Remember it is up to the seller(s) to apply for the planning permission as it is legally their house. It could be that you can hold back a sizeable amount of money until planning permission has been sought and approved. It will probably be the case that an architect will be required to submit plans at the vendors expense. Again a quality lawyer, creating the “right” personal contract for you is again called for.

Land and build density is another issue that should be addressed. Each plot, Scala, Donum, Acre etc has a building percentage density ranging upwards from Zero. I have seen dwellings on zero percent build density up for sale. Get your agent / lawyer to advise again, so every thing is clear right from the start. Generally the centre of the village carries the highest building density and this factor reduces the further out you travel from the centre of the village. Likewise building height restrictions may be in place, as a rule of thumb, look around at the adjoining buildings to give you an idea of approved height.

Get a survey from a reputable surveyor. It could save you a lot of money.

Be aware that some properties can be available for a government grant. However, also be aware that sometimes only certain qualified tradesmen can be used and upon reclaiming the monies for the grant, grant work can be more costly and outweigh the claiming for a grant in the first place.

Choose your Cyprus Village Location, do your Groundwork.

Buying a property can be easy, choosing the right one can be more daunting. What will make the task easier will be knowing where you want to live. Cyprus is a small island with such diversity that there really is something for everyone. An apartment in the tourist area or a Mountain retreat away from it all for example. If you know what you want and where, finding the right property becomes easier. Give your agent(s) as much criteria as possible. How many Bedrooms, a big or small garden, with or without a swimming pool, distance from a major Town for example. We at Kaimar Consulting Ltd do not want to show you the wrong property and do not want to waste either parties' time, it does not work. So the more information we get, the less properties you will be shown.

If you are unsure as to the Geographical area you wish to live in, consider renting and exploring the island fully until you are happy. Likewise don't buy on your first visit to the island unless you are 100% sure. There will be similar properties available the next time and if for whatever reason your property in Cyprus is not to be, then it is not meant to be.

In Cyprus, Time is slower, A moronic statement, but cultural life in the Mediterranean societies runs with different priorities and styles and the Avrio (Tomorrow) Syndrome is King.

The Villages.

Our specialist areas are predominantly the villages around the Limassol District and the Western Larnaca District. We have over time built up relationships with Key people in the villages IE the people who actually live there and obtain realistic and honest properties, we have networked with the Mayor(s) the Coffee shop owners, the Taverna owners. The people who themselves actively intermingle with the villagers.

I have produced some pictures of some of the villages alphabetically currently starting at Agros and ending at Zoopigi at:

<http://www.kaimarconsulting.com/cyprus-gallery/main.php>

This Database will grow as we move and infiltrate into more villages. Some great names exist in the villages and all villages are known for something. For example Mandarins at Arakapas or potatoes at Linopetri. Ayios, by the way means Saint. Eg: Ayios Amvrosios or Ayios Athanasios or Ayios Georgios. We know what each village in Cyprus has to offer. If anyone lives there for example. If there is a Supermarket and Post Office. How many Tavernas and if there is a school etc. We know Village proximities to other villages and towns. We likewise know our way around on the roads better than any road map, which I may add is a hard commodity to acquire.

When you move into your new village property in Cyprus do some networking. Invite the Muktar (Mayor) for a drink, BBQ, Coffee and have an informal introduction so to speak. Likewise get to know your neighbours, Taverna owners and Shop keepers etc.

It is also useful to know any other Expatriates in the vicinity as inside village life advice is normally free and can prove invaluable.

What to Expect from your Lawyer.

- 1: Check is the property for sale by the Owner(s) (there can be more than one)
- 2: Check for Title Deed(s) for existence.
- 3: Check for Planning Permission(s) and advise. For Land, check on Building density(s) / restrictions etc..
- 4: Raise a contract and obtain signatures and incorporate a mutually agreed payment structure.

NB. It should be noted that money can be retained from the agreed price in order to gain Title Deeds. This is due to the fact that the onus on transferring Title Deeds falls on the seller / Developer. If you pay all monies out then there is no incentive on the part of the seller to Transfer the Deeds into your name(s).

5: Stamping the contract when signed by both parties (Buyer(s) and Seller(s)) at the Land Registry Dept . Once stamped, this is legally binding and is in effect worth more than the Title Deed(s) themselves. The contract carries more weight and the property is legally yours as per the contractual terms.

6: Apply to the Council of Ministers if necessary for purchase.

The law is changing and evolving daily due to EU accession and only a quality lawyer will be able to advise on the Current Cypriot EU position.

6: Ensure payment(s) are met as per contractual agreements.

7: Ensure Transfer fees and Stamp Duty are paid as per criteria here:

1: <http://www.kaimarconsulting.com/legal.php>

www.kaimarconsulting.com with [Property for Sale in Cyprus](#)

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