CLIENT BROCHURE · 2026

CYPRUS

Permanent residency and the non-dom tax route

Secure your family's place in Europe, with one of the EU's most efficient tax regimes for international investors.



Residency from €300,000 + VAT

www.noborders.co.za

Why Cyprus

A Mediterranean island with European foundations, at the crossroads of three continents.

A member of the European Union

Cyprus has been an EU member state since 2004 and uses the euro. Your property and investments sit within the EU's legal and regulatory framework, including its standards for banking, consumer protection and property ownership. Long-term residents can work towards Cyprus citizenship, and with it the rights of an EU citizen.

Excellent healthcare

Cyprus offers a national health system, GESY, alongside a well-established private sector, with modern hospitals and English-speaking practitioners.

World-class education

A wide choice of English-language international schools, many following the British curriculum, alongside respected universities that teach in English.

An exceptional climate

More than 300 days of sunshine a year, mild winters and an outdoor way of life, from the beach to the Troodos mountains.

A bridge between Europe, Africa, the Middle East and Asia

Cyprus' location and time zone make it a natural base for business across three continents. It also offers a 15% corporate tax rate, an English-speaking professional services sector and a network of more than 60 double tax treaties.

A growing economy

Cyprus is one of the faster-growing economies in the eurozone. GDP grew 3.8% in 2025, and the European Commission forecasts growth well above the euro area average for 2026 and 2027. The population is also growing, up almost 10% between the 2011 and 2021 censuses and now close to one million.

Economic figures: European Commission Spring 2026 forecast; population: Cyprus 2021 census and Eurostat 2025 estimate.

A permanent permit, from the start

Most European programmes grant temporary residence that must be renewed. Cyprus grants permanent residence on approval, with no minimum stay — only a visit once every two years.

€300,000
minimum investment, plus VAT

€50,000
secured annual income from abroad

1 visit
every two years keeps the permit

Family
spouse and children under 18 included

What you need

- At application, secured income of €50,000 a year from outside Cyprus, plus €15,000 for a spouse and €10,000 per minor child
- Clean criminal record certificates
- Health insurance for each family member
- The investment kept in place while you hold the permit
- Adult children can qualify through a separate investment of their own

Worth knowing

- The holder and spouse may not take employment in Cyprus, but may own Cyprus companies and receive dividends
- You remain free to own and manage your businesses outside Cyprus. Income from abroad is exactly what the permit is built on
- An EU member state, with Schengen accession expected in 2027, bringing visa-free short-stay travel across Europe for permit holders
- Once granted, you confirm each year that you still hold the investment and health insurance, and renew criminal record certificates every three years
- Permanent residency does not make you a Cyprus tax resident. You can hold the permit without becoming a tax resident; see the next page

The process

1 · Property selection and reservation
Review suitable developments with us, in person in Cyprus or remotely, and secure your chosen property with a reservation deposit.

2 · Legal review and purchase
Your independent Cyprus lawyer conducts due diligence before the sale agreement is signed and payment is made.

3 · Application
Your application is lodged with the Cyprus immigration authorities, supported by proof of income and family documents.

4 · Biometrics and approval
A single visit to Cyprus to provide biometrics, after which your permanent residence permit is issued.

Requirements as at October 2026 and subject to change. Approval rests with the Cyprus Civil Registry and Migration Department.

Become a Cyprus tax resident in as little as 60 days

A non-dom is someone who is tax resident in Cyprus but not domiciled there. For investors whose income comes from dividends and interest, it is one of the most efficient regimes in the EU.

> **Most South Africans qualify automatically: once you become a Cyprus tax resident, you are a non-dom unless you have Cypriot family roots or have previously lived in Cyprus for many years.**

The 60-day rule

All four conditions, in the same tax year:

1. At least 60 days in Cyprus
2. No more than 183 days in any other single country
3. A business or directorship in a Cyprus tax-resident company
4. A permanent home in Cyprus, owned or rented

New from 2026: you no longer need to be non-resident everywhere else. Where two countries both claim you, the tax treaty between them decides.

How long it lasts

17 years from first becoming tax resident

+10 optional: two five-year extensions at €250,000 each

The extension was introduced by Cyprus' 2026 tax reform, taking the maximum to 27 years.

What a non-dom pays

Income or asset	Non-dom resident	Domiciled resident
Dividends, worldwide	**0% defence tax**	5% defence tax
Interest, worldwide	**0% defence tax**	17% defence tax
Capital gains	**None, except Cyprus property**	Same
Inheritance, gift, wealth	**None**	None
Foreign pension income	**Option of 5% flat rate above €5,000**	Same

Dividends and interest still attract the 2.65% national health contribution (GHS), on income capped at €180,000 — a maximum of €4,770 a year.

€22,000
personal income tax-free each year

15%
corporate tax, among the lowest in the EU

60+
double tax treaties, including South Africa

Rates reflect Cyprus law from 1 January 2026. Salary, business profits and rental income are taxed under the normal rules. Individual circumstances vary.

Two separate steps that fit together

Permanent residency gives you the right to live in Cyprus. Tax residency decides where you are taxed. One does not create the other, but the same investment can support both.

THE HOME

The new property bought for your permit can also be the permanent Cyprus home the 60-day rule requires.

THE BUSINESS LINK

Permit holders cannot be employed in Cyprus, so the business link the 60-day rule requires usually comes through your own Cyprus company or directorship.

THE INCOME

The permit requires income from abroad, often the same dividends and interest that non-dom status shelters.

For South African families

- South Africa taxes its residents on worldwide income. Becoming Cyprus tax resident does not, on its own, end South African residency
- Where both countries claim you, the South Africa–Cyprus tax treaty decides which one taxes you as a resident

How we help

- Assess whether residency, non-dom or both suit you and your family
- Coordinate your independent Cyprus lawyer and the permit application
- Introduce vetted Cyprus developers and new-build property
- Coordinate with your South African tax attorney, or introduce you to one if needed

Interested?

Book a private consultation to see how Cyprus fits your plans.

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This brochure is general information as at October 2026, not tax, legal or investment advice. Programme rules and tax law change; eligibility and tax outcomes depend on individual circumstances.