

Cyprus Permanent Residency 2026 Regulatory Overview

A neutral, factual briefing note prepared for private clients considering long-term residency and capital positioning in Cyprus.

Prepared by:

ZY IMMO Capital Ltd

Private Real Estate & Residency Advisory

Purpose of this document

This document provides an up-to-date overview of the Cyprus Permanent Residency framework as of 2026. It is intended for informational purposes only and does not constitute legal or investment advice.

Program status (2026)

Cyprus continues to operate a Permanent Residency by Investment framework based on qualifying real estate investments. As of 2026, the program remains active and structurally unchanged.

Minimum qualifying investment

- Minimum investment: €300,000 + VAT
- Investment must be in new (primary market) residential real estate
- Funds must originate from outside Cyprus
- Investment may be split across two units within the same development

Eligible family members

- Main applicant
- Spouse
- Dependent children (typically up to 25 years of age)

Parents of the applicant are not included under the investment-based Permanent Residency route.

Physical presence requirement

Permanent Residents are generally required to visit Cyprus at least once every two years in order to maintain their status.

Key clarifications for 2026

- No official increase of the €300,000 investment threshold
- No mandatory permanent residence requirement
- No cancellation of the real-estate-based PR framework

Important distinction

Permanent Residency in Cyprus does not grant citizenship, voting rights or automatic employment access. It is a long-term residence status designed for stability, mobility planning and family structuring.

This document reflects publicly available information as of 2026. Applicants should verify all details with licensed legal professionals before proceeding.