



With the UK property market slowing down, affordability levels stretched and opportunities for high returns looking increasingly limited many investors are looking to foreign markets. Overseas markets offer far more attractive returns both in capital appreciation and rental yields, particularly in countries on the crest of significant economic and political change, such as the EU accession countries of May 2004. Research shows that significant growth in Gross Domestic Product (GDP) and the general economy occurs after EU entry, with large inward investment from private companies follows. Cyprus is one such country and it offers a unique combination of low risk yet high returns for the following reasons

LOW RISK

- Guaranteed title deeds
- Freehold property with full ownership
- Regulated estate agency business with PI insurance
- Legal system based on English common law
- All people speak English as 2nd language
- Full EU member state, (May 2004)
- Entered Euro zone on 1st Jan 2008
- Decreased Regulations & ease of process
- Low corruption levels from Transparency International (TI) survey

HIGH GROWTH

- Budget airlines started flying to Cyprus in 2007 (Monarch & Flyglobespan) and Easyjet started in 2008
- £200 million refurb & enlargement of both international airports to triple passenger numbers in 5 years
- Low prices compared to other common 'Sun' destinations
- Low cost of living & low crime rates, Mercer index
- Low taxation, one of lowest in EU from Forbes index
- Superb weather & scenery, 340 no rain days a year (BBC weather figures)
- Tourism increase 6.1% from latest Central Bank Cyprus figures
- Large infrastructure development – Golf Courses & Marinas
- UNESCO world Heritage sites & numerous 'Blue Flag' beaches

THE MORTGAGE FACTOR

- Up to 35 year loan term
- Up to 90% LTV mortgages available (subject to credit checks)
- Foreign currency mortgage with interest rates from 4.0%
- Up to 5 interest only periods available for low monthly repayments