

# SALACIA BEACH RESIDENCE

## FAQ'S

### WHERE IS THE DEVELOPMENT LOCATED?

Beside the main tourist area of Paphos only 100m from the beach.

### IS IT A NEW BUILD DEVELOPMENT?

Planning permission for the development has been granted in June 2015 and completion of phase A is expected in December 2017.

### HOW LARGE IS THE DEVELOPMENT?

Salacia beach residence will house a total of 67 smart beach villas. There will be a range of three and four bedroom villas, with total covered area sizes between 182-200 m<sup>2</sup>. The premium beach villas are available at any position by replacing two smart beach villas, with total covered area 430 m<sup>2</sup>.

### WHAT FACILITIES ARE INCLUDED?

The development is gated with private roads and pavements. It is serviced by a club house which includes: offices, entrance lobby, reception with concierge services, high tech gym with sauna and the lounge bar - restaurant and pool. The development is attached to 5,500 m<sup>2</sup> of green area and connected with walkways to the beach.

### HOW MUCH DO THE VILLAS COST?

Price list is available on request. The price of each unit varies according to the size and location. Included in the price of the villa is a private car parking space and garden. Private swimming pool for each villa is optional. A furniture package with kitchen fittings and A/C units will need to be purchased at an additional cost for the

rental guarantee.

### WHAT INCOME WILL I RECEIVE?

The rental you will receive will be in the region of 3.30%. For the first 2 years DNP Property Group (as the appointed management company) will fully manage your property and account for all service charges.

### WHAT TYPE OF OWNERSHIP WILL A BUYER RECEIVE?

Freehold ownership of Real Property.

### ARE THE ROOMS FURNISHED?

All villas come with a fitted bath/shower room and all flooring and quality finishes. A full furniture package can be included. Please see sales brochure for more details.

### FURNITURE PACKAGE

As part of your purchase, you will be required to purchase one of our furniture packages. The price will be determined by the number of bedrooms in the property;

**3 Bedroom €50,000 (plus Value Added Tax)**

**4 Bedroom €55,000 (plus Value Added Tax)**

### WHEN WILL YOU PAY FOR THE FURNITURE PACKAGE?

Your furniture package will become payable when you are ready to complete on your purchase. This figure will be added to your completion statement.

## HOW DO I RESERVE A VILLA?

Complete a reservation form and pay a reservation fee of € 5,000 to reserve your freehold villa. The fee will be deducted from the payment due on exchange of contracts.

## HOW WILL THE PAYMENTS BE STRUCTURED?

There are 3 options to choose from:

### OPTION A: 30%/30%/20%/20%

Pay reservation fee, upon exchange pay 30% (less reservation fee), a first stage payment of 30% (according to construction progress), a second stage payment of 20% (according to construction progress) and a final payment of 20% upon completion.

### OPTION B: 60%/20%/20%

Pay reservation fee, upon exchange pay 60% (less reservation fee), a stage payment of 20% (according to construction progress) and a final payment of 20% upon completion.

### OPTION C: 80%/20%

Pay reservation fee, upon exchange pay 80% (less the reservation fee) and a final payment of 20% upon completion.

This option includes a 3% Coupon on deposited monies from exchange to Practical Completion. This will be balanced and deducted on your completion statement.

## HOW WILL MY MONIES BE HELD? WHAT SAFEGUARDS DO I HAVE?

All deposits shall be paid to the Company as stakeholder and be credited to the **Separate Designated Account** to be held in trust by the Company in accordance with a declaration of trust. Monies can then only be requested and released through the supervisor who will value the works to date and release the relevant funds in accordance with the development contracts.

## IS FINANCE AVAILABLE?

Investment or buy to let mortgages for residential property are readily available, however they are dependent on personal circumstances. Please contact us for more details.

## WHEN WILL CONTRACTS BE ISSUED?

Once we receive the reservation form and fee we will instruct solicitors and the contract will be sent to the buyer. The solicitor appointed by the investor will handle the legal process for them. They will ensure that all the necessary legal searches have been done.

## THE DEVELOPER'S SOLICITOR WILL BE:

A reputable solicitor, member of the Cyprus Bar Association with licence to practice law in Cyprus.

## WHO WILL ACT FOR THE BUYER?

We prefer buyers to use an independent firm of solicitors.

The solicitors must report on the title of the Development and be familiar with the transactional documents. This enables them to deal efficiently with buyers' enquiries and ensure that the transaction proceeds quickly and smoothly to exchange of contracts. Some panel solicitors are able to send a team overseas if there is a sufficient volume of transactions. If your client wishes to use another solicitor please speak with us to discuss.

## WHEN WILL THE CONTRACTS EXCHANGE?

Exchange will take place 28 days from issue of contracts to the purchaser's solicitor.

## WHEN WILL THE BUILDING BE COMPLETE?

We anticipate that the building works will start in March 2016 and will be complete from March 2019.

## WHAT HAPPENS IF THERE IS A DELAY?

In the rare event that the development completion is delayed a 3% pa (4% on the 80/20 scheme) coupon will be credited to your account, deducted and balanced on your completion statement.

## HOW AND WHEN WILL I RECEIVE MY INCOME?

On completion of your villa you will have the option to appoint DNP Property Group to manage your villa and account for all service charges for an **initial period of two years**. DNP Property Group will operate Salacia as a holiday resort and pre let your villa on a weekly basis. Guaranteed rental on a 3.30% during the first year and 3.40% during the second will be paid to you every six months in arrears.

## WHAT HAPPENS IF MY VILLA IS EMPTY?

During the first two years DNP Property Group will account to the developer for any void periods.

## WHAT HAPPENS AFTER THE TWO YEAR MANAGEMENT AGREEMENT?

After the initial 2 year period you are free to make other arrangements or agree renewal terms with the on-site agent. Please note, standard service charges will become payable.

## CAN I LIVE IN THE VILLA MYSELF?

Yes, either you or anyone you choose may live in the villa. However, if you opt out of the initial management agreement then standard service charges become payable. The yield would also not be payable.

## WHO WILL MANAGE THE DEVELOPMENT?

The Development will be managed by DNP Property Group.

## CAN I MANAGE THE VILLA MYSELF?

Yes you are able to manage the villa yourself. However you will still be responsible for paying for the standard service charges, and you will not receive the guaranteed yield.

## WHO IS RESPONSIBLE FOR REPAIRING?

During the first 2 years, DNP Property Group will be responsible for ensuring that your villa is kept in good repair and handed back in the same condition at the end of the agreement.

## WHO PAYS THE UTILITY BILLS?

The tenant pays all bills apart from the building insurance that is covered within the service charge.

## WHAT DOES THE SERVICE CHARGE INCLUDE?

A service charge is a payment made by the freehold owner to the management company for all

the services they provide. This will include maintenance, repairs and building insurance for communal areas. Service charges for Salacia villas for the first year is €3.00 per m<sup>2</sup>.

The freehold buyer is not liable to pay these charges for the first two years if the property is appointed. After the two years the freehold buyer will need to pay. These are due quarterly.

## IS THE VILLA TRANSFERABLE?

Yes at any time.

## WHEN CAN I SELL MY VILLA?

You can sell your unit at any time.

## HOW DO I SELL MY VILLA?

Any estate agent will provide this service. DNP Property Group can assist.

## WHO CAN BUY MY VILLA?

Anybody over the age of 18 can buy a villa. Buyers younger than 18 years are able to buy subject to a trust agreement.

## WILL MY VILLA BENEFIT FROM CAPITAL GROWTH?

Yes, residential **seaside** properties are one of the best performing assets.

## WHAT OTHER COST/FEE'S ARE INVOLVED?

Other fees and taxes regarding your property ownership include:

**Legal fees** for the solicitor acting on your behalf regarding the purchase of your villa and any other facilities provided.

**Transfer fees** are FREE for the first permanent residence purchased and an average of 4% for every other villa.

**Immovable property tax** (Approximately €400 per annum).

**Local authority tax** (Approximately €3-500 per annum).

**Value added tax** for the first property purchased is only 5% and 19% for every other.





## CAN I OBTAIN PERMANENT RESIDENCY (PR) BY PURCHASING A VILLA?

By purchasing a villa from Salacia Beach Residence you, your spouse and minor children, till the age of 25 years old, will be eligible to obtain permanent residency (PR). The residency is granted to all family members 2 months after the application is submitted and provided that €200,000 of the purchasing price of the villa is paid.

## WHAT ARE THE BENEFITS OF OBTAINING CYPRIOT PERMANENT RESIDENCY (PR)?

The Mediterranean Island of Cyprus is a crime free EU state with perfect weather conditions and magnificent beaches and scenery. Other benefits of living in Cyprus include:

- Your children (PR Holders) can study in any European University with lower tuition fees.
- Your children (PR Holders) can be accepted in Chinese Universities as children of Diaspora and receive lower tuition fees.
- Travel to a European country (Cyprus) any time you feel like it and not go through the usual government procedures for visa.
- Easier to receive a visa for other European countries if you hold the PR of Cyprus.
- Access to business opportunities for offshore companies in Cyprus and enjoy low taxation while being able to travel anytime to check up on your investment.
- A holiday home in the most exotic island in the Mediterranean.

## CAN I OBTAIN EUROPEAN CITIZENSHIP BY PURCHASING A VILLA?

The Cyprus Government enables foreign investors to obtain Cyprus (EU) citizenship and passport through naturalization.

A €2.0 million needs to be invested in Cyprus out of which a property of a minimum value of €500,000 must be purchased to be used as a per-

manent residence.

The remaining €1,5 million can be invested in other properties which may be resold after 3 years. The program applies to the immediate family of the applicant which includes the spouse and the children up to the age of 28 if full time university students.

With the fast track procedure: the citizenship will be granted within about 3 months.



## WHAT ARE THE BENEFITS OF OBTAINING CYPRIOT (EU) CITIZENSHIP?

- Same rights as any European Citizen.
- Cyprus allows multiple citizenship.
- You can travel, live, work and study anywhere in the European Economic Area (European Union, Iceland, Liechtenstein and Switzerland).
- Travel to 170+ countries without a visa.
- Offers an effective tool for family and tax planning.
- Offers an additional insurance against political instability.
- Enables access to some of the best healthcare and education in the world
- Cyprus has zero inheritance tax.