



TRAGNITE

M O N T E N E G R O



Why Cyprus?

Cyprus, the third-largest island in the Mediterranean, boasts a rich history, diverse culture, and stunning landscapes. Positioned at the crossroads of Europe, Asia, and Africa, it has been shaped by Greek, Roman, Byzantine, and Ottoman influences.

On May 1, 2004, Cyprus became a full member of the European Union, strengthening its political and economic ties with Europe. This milestone boosted trade, tourism, and development, making Cyprus a thriving and welcoming destination for visitors and investors.

Obtaining residency in Cyprus provides numerous advantages, including:

- EU Benefits & Schengen Travel
- Permanent Residency via Investment
- High Quality of Life in a Safe and peaceful environment
- Strategic location for business between Europe, the Middle East, and Africa.
- Favorable Tax System:
No worldwide taxation for non-domiciled residents.
Low corporate tax rate (12.5%)—one of the lowest in the EU.
No inheritance tax and various tax incentives for foreign investors.





How to get a residency in Cyprus

THROUGH COMPANY FORMATION

THROUGH BUYING A PROPERTY



What documents needed to obtain a residency in Cyprus

+357

1. Passport
2. A clean, criminal record from your country of citizenship (not older than 6 months, apostilled)
3. Letter of application for registration
4. Marriage and birth certificates for your family members (apostilled)
5. A diploma which demonstrates your education level such as university or high school (apostilled)
6. For residency through real estate – a copy of the real estate title deed
7. For residency through a local company – the company documents and proof you are registered as the director/Shareholder
8. Medical insurance (for a period of not less than 30 days)
9. Proof of Address
10. Bank statements (proof of funds or sources of income)



Documents

All documents need to be translated into English. The immigration agent will take care of the whole process.

- Foreigners can obtain permanent residency in Cyprus through investment, immigration authorization, or by residing on the island for five years with a residence permit.
- The fastest route to permanent residency is by investing €300,000+ in real estate or securities, with processing taking as little as nine months.
- Permanent residents can live in Cyprus, establish a backup plan, optimize taxes, and open accounts in European banks.
- The Civil Registry and Migration Department may reject an application if false information is provided or if the applicant poses a security risk.
- Permanent residency is valid for life, but the residence card must be renewed every five years.





Can
obtaining
residency in
Cyprus
lead to
citizenship?
yes

To qualify,

A foreigner can apply for Cypriot citizenship after eight years of residence with a permanent residency permit.

Residency Visa Service through Company Formation LTD

Procedure

Certificate of Incorporation

Company seal and stamp

Official registered company address

Obtention of tax number for company (VAT)

Document preparation for immigration

Registration of the company director for insurance and social security contributions with the tax authorities

Choose Your Preferred Business Entity

Provide a Name and Check If It's Available

Draft the Articles of Association

Open a Bank Account

Establishing a company in Cyprus can be easy, fast and cheap. Generally, it takes around 5 days to set up a new business.

Cyprus stable economy makes business people trust and, therefore, invest in the country

(DOCUMENTATION
PREPARATION
AND
REGISTRATION IN
ABOUT TWO WEEK,
IT CAN BE DONE
ENTIRELY
REMOTELY WITH A
POWER OF
ATTORNEY)





Residency Visa Service through Real Estate

The Cyprus residency through property investment program is designed for investors who purchase real estate in Cyprus and have sufficient income from abroad.

- Fast-Track Permanent Residency: Requires a minimum investment of €300,000 (plus VAT) in a new house or apartment. This option provides a quick approval process.
- Slow-Track Permanent Residency (Category F): Requires an investment of at least €100,000 (plus VAT) in real estate. Applicants must also have a stable annual income from abroad to cover living expenses in Cyprus without engaging in employment or business. The minimum required income starts at €24,000 per year.



Investing in Maroni Hills Residences

Who is This For?

- Individuals seeking residency in Europe
- Those aiming for a second passport
- People who value privacy and discretion
- Those looking to be part of a welcoming and positive community
- Individuals who enjoy city nightlife while also wanting to live close to nature
- Those seeking a unique and exceptional living environment
- Investors who prefer a clear exit strategy.

OPTIONS



PLAN A

ROI Rental Business / Shares (recommended)

- Minimum Investment: €200,000
(equivalent to 200 shares of €1,000 each)
- Total Units: 15, available 365 days per year for 5,475 rental nights
- Estimated Occupancy Rate: 60%
(Management historically achieves 80%)
- Occupied Nights: 3,285
- Average Nightly Rate: €50
- Total Annual Rental Income: €164,250
- Gross Income per Investor: €32,850
- Property Costs & Safety Buffer: €16,425
- Net Annual Return: €16,425 (8.21% ROI per year)

PLAN B

ROI Rental Business / Shares

- Minimum Investment: €200,000 + VAT
(€238,000 total)
- Total Units: 15, available 365 days per year for 5,475 rental nights
- Estimated Occupancy Rate: 60%
(Management achieves up to 80%)
- Occupied Nights: 3,285
- Average Nightly Rate: €50
- Total Annual Rental Income: €164,250
- Gross Income per Investor: €32,850
- Property Costs & Safety Buffer: €16,425
- Net Annual Return: €16,425 (6.90% ROI per year)

PLAN C

Buyback Option

PLAN D

Exit Strategy