

Residency in Cyprus for Non-EU Nationals: Permanent Residency Through Investment

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By **Katrien de Poorter**, 21st August 2026

Introduction

Cyprus offers several attractive pathways for [Non-EU nationals seeking long-term residence](#), and one of the most established options is the Permanent Residency through Investment Programme (PRP). This route provides a clear framework for securing permanent residency, provided applicants meet specific financial and personal criteria.

This article outlines how the programme works, who qualifies, and what applicants should consider when assessing whether this is the right route for them.

What is the Permanent Residency through investment Program?

The PRP by Investment grants successful applicants the right to permanently reside in Cyprus, subject to meeting ongoing obligations.

Key Characteristics of the PRP:

- Right to live in Cyprus permanently
- No right to work in the Republic of Cyprus
Applicants and their dependants must confirm they do not intend to undertake paid employment in Cyprus. However, PRP holders may own a company in Cyprus, act as directors, and receive dividend income.
- Potential eligibility for Cypriot citizenship
After legally residing in Cyprus for the required period ([subject to specific criteria](#)), PRP holders may [apply for a Cypriot passport](#), gaining full EU citizenship rights.

This combination of lifestyle, stability, and long-term optionality makes the programme particularly appealing for families and internationally mobile individuals.

Eligibility Criteria

The programme's primary requirement is the completion of a qualifying investment, supported by several additional conditions.

Qualifying Investment

Applicants must invest at least €300,000 (plus VAT) in an eligible asset. The most common option is residential real estate, although other investment categories are available.

Additional Requirements

Applicants must also:

- Be over 18 years old
- Hold a clean criminal record and have no travel or immigration bans in the EU or UK
- Not be subject to international sanctions
- Demonstrate foreign-sourced annual income of at least €50,000 for the main applicant. With an addition of 15,000 for a spouse and €10,000 for each dependent child
- Own or rent suitable accommodation (if not investing in residential property)
- Provide a medical report
- Hold medical insurance covering healthcare needs in Cyprus

These requirements ensure applicants maintain financial independence and ensures that they don't impact the domestic labour market.

Ongoing requirements after approval of the application

Although the residency is classified as permanent, PRP holders must continue to meet certain annual conditions to maintain the permit.

Each year, applicants must provide evidence that they:

- Maintain the qualifying investment
- Continue to meet the required income thresholds
- Hold valid health insurance, unless covered under GHS/GESY
- Possess a clean criminal record, confirmed through annual certificates from their country of origin and their country of residence

These safeguards ensure the permit remains aligned with the programme's original purpose.

Important Note: Cyprus Tax Residency

Residency for immigration purposes does not automatically confer tax residency. If you wish to understand tax residency rules and associated benefits, please review our [Tax Residency article](#) and our [Non-Domicile article](#).

How Can Dixcart Help?

With over 50 years of international advisory experience, Dixcart Cyprus supports clients in navigating the full range of Cyprus residency options, including the PRP by Investment Programme.

We provide:

- Guidance on eligibility and investment requirements
- Full immigration support throughout the application process
- Ongoing compliance and advisory services after approval

If you are considering relocating to Cyprus, our team can help you determine whether the Permanent Residency through Investment Programme is the most suitable route for you and your family.

To explore your options or discuss your residency plans, please reach out to us at advice.cyprus@dixcart.com.

We would be delighted to assist you with clear, practical guidance tailored to your objectives.