



PAPASAVVAS & LISKAVIDOU LLC  
LAW FIRM

# Conveyancing in Cyprus





# Conveyancing in Cyprus

Conveyancing is an essential legal process in property transactions, involving the transfer of ownership from one party to another. In Cyprus, property transactions are governed by The Immovable Property (Tenure, Registration & Valuation) Law, Cap. 224, as amended. Adhering to this legal framework is crucial to ensure the validity and enforceability of ownership transfers. Whether you are purchasing or selling a property, Papasavvas & Liskavidou LLC provides expert guidance through the conveyancing process, safeguarding your rights and interests at every step. Our experienced property lawyers offer professional advice and assistance on a wide array of legal matters.



# Property Title Search

A vital initial step in conveyancing is conducting a title search to uncover any potential legal issues that may affect the property transaction. This process ensures the buyer receives a clear and marketable title, confirming their rightful ownership and the ability to transfer or sell the property in the future.

A property title search involves a detailed examination of public records, including land registry documents and property deeds, to verify ownership history and identify encumbrances or liens. This investigation may include checking for mortgages, easements, or legal rights granted to third parties. Additionally, a physical inspection may be conducted to verify boundaries, access points, and other property features.

Our skilled property lawyers perform comprehensive title searches, leveraging their expertise to detect any issues that might affect the sale. Should any problems arise, such as outstanding debts or liens, we provide practical solutions, including negotiating with the seller to resolve them. By ensuring a thorough title search, Papasavvas & Liskavidou LLC helps facilitate a smooth transaction and guarantees that you secure a clear and marketable title.



# Drafting and Reviewing Contracts

Preparing and reviewing contracts is a critical element of the conveyancing process in Cyprus. The contract, a legally binding document between the buyer and seller, outlines the terms and conditions of the sale. It is imperative that the contract accurately reflects the intentions of both parties, complies with legal standards, and includes provisions to safeguard their interests.

Our property lawyers specialize in drafting and reviewing contracts to ensure they are legally sound and tailored to your requirements. We collaborate with you to understand your objectives, identify potential risks or liabilities, and negotiate any necessary amendments.

During this process, we ensure that essential details, such as the property description, purchase price, payment terms, and conditions or contingencies, are clearly outlined. We also verify that warranties or representations made by the seller are accurate and comprehensive. Should any disputes arise during negotiations, our lawyers provide expert guidance to resolve them efficiently, ensuring the transaction proceeds smoothly. Working with Papasavvas & Liskavidou LLC ensures your interests are protected and the contract meets your needs.



# Property Valuation

Obtaining an accurate valuation is a crucial step before purchasing a property to ensure you are paying a fair price. Property valuation determines the market value of the property, reflecting its current worth under prevailing market conditions. This assessment is essential for securing financing, setting a fair price, and calculating property taxes.

Our property lawyers connect clients with licensed appraisers who consider factors such as location, size, age, condition, and recent renovations when determining a property's value. Market trends, including comparable property sales, are also analyzed to establish an accurate valuation.

An accurate valuation benefits both buyers and sellers. Sellers can set a competitive listing price, while buyers can confirm the asking price is reasonable and ensure value for money. Additionally, lenders often require accurate valuations to determine loan amounts and interest rates.

Our team also advises on factors that might affect a property's value, such as zoning regulations or legal disputes. By guiding you through the valuation process, Papasavvas & Liskavidou LLC ensures your transaction is backed by a reliable and fair property assessment.







## Application for Permits

Depending on the type of property and the buyer's citizenship, permits or approvals from relevant authorities may be required. Our property lawyers assist clients in navigating the permit application process, ensuring all necessary approvals are obtained promptly.



## Transfer of Ownership

The final stage of the conveyancing process is the transfer of ownership, where legal title is officially transferred from the seller to the buyer. This step involves preparing and signing transfer documents, settling outstanding fees and taxes, and registering the transfer with the Land Registry.

Our property lawyers handle all aspects of ownership transfer, from ensuring accurate documentation to liaising with the Land Registry for proper registration. We guide you through the terms of the transfer documents and address any concerns before signing.

Payment of fees and taxes is a key component of this process, including stamp duty, transfer fees, and any unpaid property taxes or utility bills. Our team advises on these costs and ensures they are settled before the transfer is completed. We also assist with final property inspections to confirm that the property's condition matches the agreement and that any necessary repairs have been made.



## Comprehensive Legal Support

In addition to these services, Papasavvas & Liskavidou LLC offers expertise in related matters such as stamp duty, title deeds, property taxes, property inspections, and financing. With our professional guidance, you can navigate your property transaction with confidence and achieve a seamless and secure outcome.

With our deep understanding of the field, we offer comprehensive advice for conveyancing transactions and litigation services. Our Real Estate Service is divided into two main components, namely Conveyancing Transactions and Litigation.

### Conveyancing Transactions

Our team of experts in the Conveyancing Department deal with a wide range of conveyancing matters, including but not limited to the following:

- › Leaseholds
- › Construction agreements
- › Sales and purchases of land
- › Blocked titled deed applications
- › Sales and purchases by assignment
- › Sale and purchase involving loans
- › Straightforward sales and purchases

For any conveyancing matter, hiring an experienced lawyer is crucial to protect your rights, ensure a smooth transaction, and avoid future surprises. Our Conveyancing Lawyers handle all aspects of your transactions from start to finish and perform the following tasks:

- › Transfer of title deeds
- › Representation in Commercial Disputes
- › Liaising with utility authorities for connection purposes
- › Drafting and reviewing relevant agreements like Sale Agreements, Leaseholds, and other agreements
- › Liaising with Tax Department, Capital Gains Tax department for purposes of minimizing potential tax liabilities
- › Conduct research at relevant authorities like the Land Registry, Town Planning Department etc., for potential encumbrances, charges, legal limitations, and any other potential hindrances
- › Assist with payment of relevant funds between parties through the opening of client account at Banks, or obtaining Power of Attorney for the handling of your private account for the duration of the transaction
- › Submission of relevant applications and supporting documents to various authorities like the Land Registry for purposes of Blocked Title Deed application or in case of Construction filing plans with the Town Planning Department

# Taking the Lead in Quality



(+357) 26 622 400

[info@lplawyersfirm.com](mailto:info@lplawyersfirm.com)

[www.lplawyersfirm.com](http://www.lplawyersfirm.com)

16 Apostolou Pavlou Street, 2nd Floor, CY-8046 Pafos