

Buying property or land in the Sovereign Base Areas (SBAs)



This information remains in force post signature of the Arrangement on Non-Military Development and will be amended in due course.

Persons considering the purchase of immovable property (such as land) in the Sovereign Base Areas need to be aware that the consent of the Administrator of the Sovereign Base Areas is required under section 3 of the **Immovable Property Acquisition (Control) Ordinance 1972** for a non-Cypriot or for a non-Cypriot corporation (as defined in the Ordinance) to purchase immovable property in the SBAs. The requirement for consent exists whether or not property is currently owned by a Cypriot or a Cypriot corporation or by a non-Cypriot who has previously obtained consent. Failure to obtain the consent of the Administrator means that the acquisition and registration of the immovable property in question is null and void. The Administrator will give consent only in the most exceptional circumstances.

You should also be aware that it is an offence for persons other than “recognised residents” to live in the SBAs for more than 28 days in any period of 12 months, except in accordance with a permit issued under that Ordinance. Again, you may apply for a certificate of recognised residence or a permit, but the Administration only rarely consents to granting these.