

Advantages of New Properties VS Resale Properties

No.	Feature	 Brand New Property	 Resale Property
1	Developer Support	Reputable developer with after-sales service	Private seller – no support
2	Condition	Brand new, never lived in	Previously occupied with wear and tear
3	Warranty	✓ Developer warranty	No warranty
4	Personalisation	Choose finishes, colours, kitchen, wardrobes & upgrades	✗ Buy as-is
5	Payment Terms	Stage payments during construction over 1–2 years	Full payment immediately
6	Energy Efficiency	✓ Energy Class A	Older standards with higher electricity costs
7	Construction Standards	Latest anti-seismic and EU building regulations	Built under older standards. Higher insurance costs
8	Maintenance Costs	Very low during the first years	Higher maintenance and repair costs
9	Hidden Defects	Minimal risk	Full of hidden defects (damp, leaks, cracks, plumbing, electrical issues, roof problems)
10	Renovation	✓ No renovation required	Requires expensive renovations
11	Legal Issues	New property with straightforward legal process	Existing mortgages, easements or legal matters should always be investigated
12	Permanent Residency	Eligible (subject to current Cyprus regulations)	Not allowed
13	Rental Appeal	High demand and premium rental income	Low
14	Resale Value	Strong long-term appreciation potential	Depends on age, maintenance and upgrades
15	Technology	Smart home options, EV charging, fibre internet, modern systems	Often requires costly upgrades
16	Transfer Fees	No transfer fees	Transfer fees of approximately 4–8%
17	Finance	Banks finance new properties more easily	Banks don't finance used properties as easily due to unknown factors
18	Unexpected Costs	N/A	Unexpected costs almost always arise during renovation
19	Project Management	Developer manages everything	Buyer must coordinate architects, engineers, contractors and suppliers
20	Stress Level	Simple and hassle-free buying process	Stressful renovation process with multiple parties involved
21	Modern Design	Contemporary architecture and layouts	Older designs and layouts that may feel outdated
22	Kitchen & Bathrooms	Brand new and modern	Often old and usually the first areas requiring renovation
23	Windows & Insulation	Latest double glazing and insulation	Older windows with heat loss and higher energy bills
24	Air Conditioning & Plumbing	Brand new systems with manufacturer warranties	Older systems with a higher risk of failure and replacement costs
25	Future Repair Costs	Very low during the first years	Repairs become more frequent as the property ages
26	Insurance Approval	Modern construction meeting current standards	Older buildings may require additional inspections or conditions from insurers
27	Peace of Mind	Buy, move in and enjoy	Buy, renovate, repair and deal with unexpected issues
28	Lifestyle	Spend your weekends enjoying your new home	Spend your weekends managing builders, repairs and renovations