



# **SECTION 10: LIFESTYLE, COST OF LIVING, SAFETY & QUALITY OF LIFE**

## **CYPRUS REAL ESTATE DIRECTORY**



**CREATED AND PRESENTED BY  
RE/MAX SMART CONCEPT**





# 10.1 NON-FINANCIAL DETERMINANTS OF VALUE

**“Lifestyle is treated as a **functional factor**, not a marketing concept.”**

This section evaluates determinants of residential demand that influence:

- Holding Periods
- Tenant Retention
- Exit Liquidity



# 10.2 Cost of Living: The National Context

**Framework:** Cyprus operates within the EU price framework using the Euro.

**Comparison:** Maintains a lower cost base than Northern and Western Europe.

**Trends:** Inflation trends align with EU averages. Higher costs found in internationally exposed cities.

## DIRECTORY RULE

Cost-of-living comparisons are directional, not budgeting tools. Cost pressure varies materially by housing type, energy efficiency, and tenure.



# 10.3 Relative Cost Pressure by City





# 10.4 Safety & Public Order

## MACRO: Governance

- Policing and crime statistics managed at national level.
- Data published by official statistical authorities (CYSTAT, Cyprus Police).

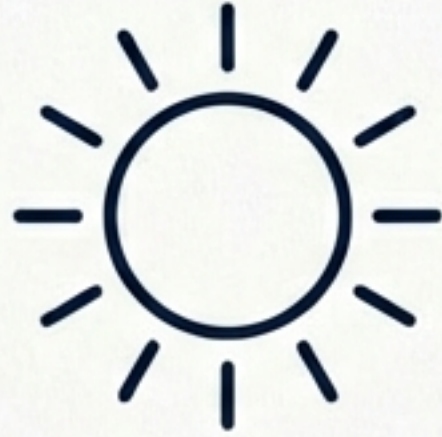
## MICRO: Practical Interpretation

- Characterised by low violent crime rates.
- Higher incidence of minor property offences in urban and tourist zones.

**DIRECTORY RULE:** Safety assessment must be micro-area specific, not city-wide.



# 10.5 Climate & Environmental Comfort



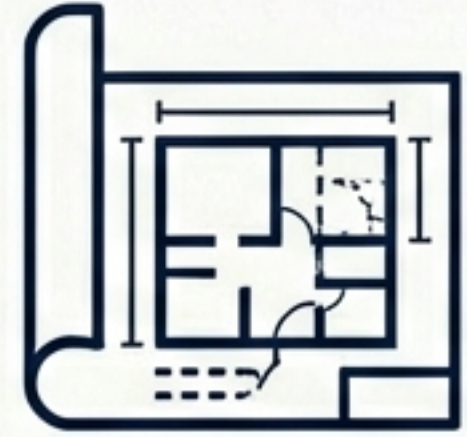
## General Profile

- Hot, dry summers
- Mild winters
- Coastal climate moderation



## City Differentiation

- **Nicosia:** Hotter summers (inland)
- **Coastal Cities:** Moderated temperatures



## Real Estate Relevance

- Climate affects building design preferences
- Dictates energy efficiency requirements
- Determines seasonal occupancy patterns



# 10.6 Healthcare & Emergency Access

## **\*\*Core Infrastructure:**

- Nationwide emergency coverage.
- Standard EU emergency response framework.
- Major hospitals located in all principal cities.

## **\*\*Strategic Implication:**

Infrastructure supports:

1. Family Settlement
2. Retirement Living
3. Long-stay Residency



# 10.7 City Profiles: The Economic Hubs

## NICOSIA

The Capital

- Functional, non-touristic
- Strong education and healthcare infrastructure

**Best for:** Long-term residents and families.

## LIMASSOL

The International Hub

- Most international city
- Highest cost pressure
- Strongest lifestyle–business blend



# 10.7 City Profiles: Coastal & Lifestyle

## LARNACA

The Rising Gateway

- Balanced living
- Strong connectivity (Gateway city)
- Growing residential appeal

## PAPHOS

The Lifestyle Retreat

- Lifestyle-oriented
- Lower density environment
- Slower market turnover



# 10.7 City Profiles: The Tourist Hub



## FAMAGUSTA DISTRICT

**Character:** Tourism-dominated market.

**Demographics:** Seasonal population.

**INVESTMENT NOTE:** Income Volatility Risk.



# 10.8 Buyer-City Matching Matrix

Buyer Profile	Suitable City Match
Families (Schools + Stability)	Nicosia, Larnaca
Executives / Corporate	Limassol
Retirees / Lifestyle	Paphos
Short-term Rental Investors	Famagusta District
Balanced Long-term Investors	Larnaca



# 10.9 Section Summary

**01 Demand Durability**  
Lifestyle factors are the architects of demand durability.

**02 Cost Divergence**  
Cost pressure differs sharply by city. National averages do not apply locally.

**03 Long-Term Support**  
Safety and healthcare infrastructure support long-term holding strategies.

**04 Strategic Alignment**  
City selection must align strictly with the buyer profile.





# **\*\*RE/MAX Smart Concept\*\***

## Global Real Estate Intelligence

Created and Presented by RE/MAX Smart Concept

[Address Placeholder] | [Phone Placeholder] | [Email Placeholder] | [Website Placeholder]