

Caring for your home

Owning Property in Cyprus When You're Abroad: A Practical Owner's Checklist



Your Cyprus home should be something to look forward to, not a list of worries while you are away. Whether you return occasionally or rent it long term, this small checklist helps you agree who will look after it and what you need to know.

1. Agree who will check your home

Choose a local point of contact and agree the visit routine before you leave. Alliance offers private-home care, full rental management and let only for houses and apartments. Match the agreed inspections and reporting to how you use your property.

2. Make the handover useful

Put keys, access instructions, meter locations and appliance details in order. Keep current photographs and a note of anything already needing attention. Agree how you want updates, who may approve work and how your manager can reach you abroad. Alliance provides key holding, photo reports and maintenance coordination within the relevant private residence plan.

3. Leave a plan for rough weather

Before a rainy spell, check terrace outlets, gutters, window seals and anything loose outside. Ask what can be checked during your agreed visits, and how to arrange an additional visit after a storm. Fresh stains, damp smells or a swollen door deserve attention, even when the sunshine has returned. Roof or electrical concerns need a qualified professional.

4. Keep bills and insurance visible

Keep utility details, common-expense notices and insurance renewal dates together. Alliance administers owner-funded property expenses within the agreed package. Insurance arrangements are an extra service; check your own policy for conditions applying while the home is unoccupied.

5. If you rent, separate the estimate from the arrangements

Full rental management covers tenancy administration, inspections and owner statements. Apartments management is 8.5% plus VAT; Houses management remains 10%. The calculator uses the expected rent you enter, not a valuation or a promise of income. A free in-house assessment and written quote is available with no obligation.

6. Know where to turn

Panagiwtis Stylianou is your named Alliance property manager, with call, email and WhatsApp links on the website. Tell us your property type, location and how you use the home when requesting your exclusive free tailored quote. Our ground-floor office is at Apostolon Petrou & Pavlou 27, Limassol 3085, open Monday to Friday, 9:00 to 18:00. For tenancy disputes or legal questions, take advice from a Cyprus lawyer.

Keep this checklist with your property records and agree the practical details with your manager before travelling. This is general guidance, not legal or insurance advice.