

Down Town Cyprus: Why Dubai Residents Are Increasingly Looking Towards Cyprus Real Estate Market

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/EINPresswire.com/ -- New market report from [Down Town Cyprus](#) highlights growing international demand, resilient buyer confidence and strong market fundamentals as Cyprus continues to attract overseas investment.

As more Dubai residents explore real estate opportunities beyond the UAE, Cyprus has emerged as an increasingly attractive destination thanks to its combination of lifestyle, long-term security and investment potential.

According to the latest [Cyprus Property Market Report](#), published by Down Town Real Estate, overseas demand for Cyprus property has strengthened considerably in recent years. During the first half of 2026 alone, international buyer activity increased by 16.9%, highlighting continued confidence in the market despite ongoing global economic and geopolitical uncertainty.

When asked about where these international buyers are coming from, Abdul Tareel, CEO of Downtown Real Estate, claimed "One of the fastest-growing buyer groups we've seen in recent months has been Dubai residents," says Abdul Tareel, Managing Director of Downtown Real Estate.

Cyprus has long been a natural choice for international buyers seeking a combination of lifestyle, stability and long-term investment potential. For many Dubai residents in particular, the island offers a compelling combination of accessibility, affordability and long-term security.

Compared with many established international markets, Cyprus offers buyers access to European property at a comparatively accessible price point. Coming in at approximately € €342 per square foot, residential property is around half the average price per sq ft in Dubai, which



sits at approximately €455 per square foot. Prices in many established European markets are significantly higher still, averaging around €575 per square foot in Madrid, €750 per square foot in Lisbon, €1,100 per square foot in Paris and more than €1,500 per square foot in London. So when compared to other markets, the island is an attractive option for buyers seeking a European property at a comparatively accessible price point.

Aside from being a cost effective option, one of Cyprus's greatest attractions for Dubai residents is the opportunity to put down long-term roots. While the UAE has created an exceptional environment for business and career opportunities, residency for many expatriates remains linked to employment or specific visa categories. By comparison, Cyprus offers established pathways to permanent residency and the possibility of long-term settlement. For many families, this provides an additional level of certainty when planning for the future



Abdul goes on to state "The data tells a consistent story. At Downtown Real Estate we're not seeing growth driven by a single factor or one particular buyer group. Demand is increasing across both domestic and international markets, finance remains available and key districts such as Paphos continue to perform strongly."

The report, which analyses official residential property statistics from across the island, found that buyer demand remained resilient during the first half of 2026 despite higher borrowing costs and continued geopolitical uncertainty. The report also found that demand is broadening across international markets. Purchases by EU buyers increased by 23.7%, while transactions involving non-EU buyers rose by 10.8%, suggesting Cyprus continues to appeal to a diverse range of international purchasers rather than relying on a single source market.

One of the standout performers was Paphos, where contracts of sale increased by 19% year-on-year, the strongest growth of any district. Long established as a destination for international homeowners, the district continues to benefit from its coastal location, mature expatriate community and growing residential market. The report notes that strong overseas demand has helped support transaction values even as the market has become more balanced following several years of rapid growth.

For buyers based in Dubai, Cyprus offers several characteristics that complement an existing property portfolio or long-term lifestyle plans. Cyprus offers several characteristics that

complement an existing UAE property portfolio. As a member of the European Union and the Eurozone, Cyprus provides access to a mature legal framework, the euro currency and a stable regulatory environment. Combined with comparatively competitive property prices, a favourable Mediterranean climate, direct air links with the Gulf and a growing international community, the island continues to attract buyers seeking both investment opportunities and lifestyle benefits.

The report also highlights that Cyprus has remained resilient despite wider geopolitical uncertainty affecting parts of the region. While global economic conditions continue to evolve, the latest data suggests that buyer confidence has remained intact, supported by rising contracts of sale, growing overseas demand and resilient mortgage lending. Rather than indicating a short-term surge, the combination of these indicators points towards a market underpinned by steady, broad-based demand.

For more insights into the Cyprus real estate market, read our full report [available here](#).

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