



**ONLINE**  
**PROPERTIES**

# NEW STUDENT ACCOMMODATION INFO PACK

2017

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**Guidelines,  
Procedures, things  
to know and useful  
information about  
renting  
accommodation  
near the  
universities**

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**ONLINEPROPERTIES**  
[www.onlineproperties.eu](http://www.onlineproperties.eu)

## CONGRATULATIONS!!...

Now that you have been accepted its time to find out a bit more about Nicosia, where the Univeristy is located , some tips and info handy to know about finding a suitable accomodation near the University.

### ABOUT ONLINEPROPERTIES...

EA GALLERY Estate is a real estate agency operating in Cyprus for several years; Onlineproperties is the online arm of EA GALLERY Estate which is a licensed real estate company (Reg. No.534 - 170E)



As a new generation extension of the company, OnlineProperties bring forth experience and long-standing community traditions, market knowledge, as well as new modern approaches to real estate together with all necessary qualifications.

Our team have experience in dealing with new coming students from all over the World helping them find a suitable accommodation near university facilities and we don't stop there... we advise and the handle contracts, make sure utility services are transferred on the newly arrived students name, help advice on internet services and provide help and assistance even after the student has settled in with any issues or problems concerning accommodation you may have..

### Cyprus rental Market...



Renting in Cyprus is quite easy and straight forward.

All sorts of rental properties are available in Cyprus, including apartments/flats, detached/semi-detached houses, townhouses, houses with land, city properties, as well as luxury houses. Properties are available furnished, partially furnished, or non- furnished.

This is also usually negotiable with the landlord. For instance, if the property is partially furnished, you may be able to negotiate some additional add-ons for either slightly extra or for locking in a longer contract period. Often rental prices may also be negotiable with landlords.

## University area (Engomi)...



It is a mainly residential neighborhood with many large houses many apartment buildings, commercial shops, a small shopping center and a small industrial zone. It also includes a very important annexe to the powerful Monastery of Our Lady Eleousa in the picture on the left.

Engomi has a large diplomatic presence; the embassies of United Kingdom, Egypt, France, United States, India, China, Russian and most others are located in this neighborhood.

The main shopping and commercial street is called 28<sup>th</sup> October ave, it has all the shops a student would need, all the utility companies have a presence there, all the local banks , restaurants, electronic shops, green grocers, supermarkets, and fast-food outlets all just a few blocks from the university. This street also has a small shopping mall (Mall of Engomi) which also houses a DIY shop and the local Carrefour supermarket.



In the main street in front of the Medical School there are a dozen different franchise coffee shops, everything from Costa Coffee, Wayne's coffee, Coffee beanery, Gloria jean's coffee, C-House lounge, Second cup and they all offer free WIFI so you can sip your coffee and browse the net, they

all offer cosy quite corners where students can retract to study in peace.

The main hotel in the area is the Hilton Park Engomi, the hotel offers a Hiltonia gym facility and a nice pool perfect for the summer heat. In the area there are a number of other gyms within walking distance from the Medical School such as Euro gym and IL sportivo.



## Peak Season...

Although property rentals take place throughout the year, many students (foreign and local) tend to start looking and booking just before the school season begins in September. As such, it is highly



advisable to begin the process of searching slightly in advance and before the summer season. Even though there are many properties available on the market, there is a peak season where most decent properties are just not available due to the high demand from students in the area.

The peak season is generally from July to mid- September and it is highly recommended to book your property from July up until the 5<sup>th</sup> of August as to avoid the disappointment

of not being able to find a suitable accommodation near the university you will be attending.

## So should I make an early move, book my accommodation online and relax?...

### or should I wait to view it first upon arrival...

It is always best to see a property for yourself first however... as the demand is always Extremely -Extremely high and students are always struggling with one another to find the best and closest apartment to the university it is always advised to book online and as early as possible in order to avoid disappointment of not finding a decent property near the University, the good thing is that with all this technology You can always request a video or more photos of the apartment you will book online and of course a mapped location of it via Google maps. Our team will ensure that the property you choose online is as it is in the pictures. So it's best to book online in advance and relax when you get here... rather than ending up with an old stuffy apartment that you will be unhappy living in during your studies.



## Rental Duration...

Apartments and houses are rented on for contracted period, usually one or two years. This can then be renewed, landlords usually require the tenant to pay the equivalent of one month's rent as a security deposit and one month's rent in advance. The deposit is refunded when the contract expires, except when the owner withholds part or all of it to cover any damages you may have caused or in cases where the tenant breaches his contract.



## Rental Prices...

Commonly, tenants pay for all utilities, including water, electricity and heating costs, as well as common expenses if part of a building complex. Cost of renting depends on location of the property and on various typical factors such as size, available amenities, and age. Prices are generally highest in Nicosia as it is a year-round market, attracting most students (foreign and locals), foreign residence that are here as long-term (i.e. non-seasonal) professional workers (e.g. major companies, embassies, UN and other NGOs, etc), as well as national government and administration workers.

Price index on average for a decent apartment near the university is as follows-

### **A furnished one bedroom apartment –**

Between 450.00 euros to 550.00 euros +utilities and common expenses

### **A furnished two bedroom apartment –**

Between 500.00 euros to 700.00 euros +utilities and common expenses

### **A furnished three bedroom apartment –**

Between 600.00 euros to 800.00 euros +utilities and common expenses

## What are common expenses...

Common expenses are an expense paid by tenants for the upkeep of the common areas (entrance, parking, lobby, garden and hallways) of a building complex. This expense covers the electricity consumption of the common areas, cleaning, garden and lift maintenance of the building. The total expenses are divided by the square meters of each apartment and an amount is allocated per apartment and it is payable to the building administrator each month.

Here is a price index on average for various apartments by apartment type and size-

### **One bedroom apartment –**

Between 10.00 euros to 25.00 euros per month

### **Two bedroom apartment –**

Between 20.00 euros to 35.00 euros per month

### **Three bedroom apartment –**

Between 25.00 euros to 50.00 euros per month

## What are other Utility expenses...

Utility expenses are your running expenses that are associated with the apartment you will be renting. These expenses are:

Water	-	<a href="http://www.wbn.org.cy">http://www.wbn.org.cy</a>
Electricity	-	<a href="http://www.eac.com.cy/EN/Pages/Home.aspx">http://www.eac.com.cy/EN/Pages/Home.aspx</a>
Garbage disposal Tax	-	<a href="http://www.engomi.org/">http://www.engomi.org/</a>
Internet service	-	info provided below

### -Water

Water in Cyprus is relatively cheap on average; this utility should be transferred onto your name once you have rented an apartment in order to insure you always get the bill and to insure a continuation of this service.



In order to do this you need to have a signed rental contract and together with your passport we will take you to the Water authority and have it transferred onto your name.

When transferring the service on your name you will need to pay 125 euros as a holding deposit which is fully refundable once you leave the apartment, you should go and disconnect the service and the deposit will be returned to you in full. The water is actually billed once every 2 months and you can pay this at your local bank or online.

### -Electricity



Electricity  
Authority  
of Cyprus

Beware electricity should be used wisely as it is costly in Cyprus; this utility should be transferred onto your name once you have rented an apartment in order to insure you always get the bill and to insure a continuation of this service.

In order to do this you need to have a signed rental contract, 30 euros stamps from local post office and together with your passport we will take you to the electricity authority and have it transferred onto your name. When transferring the service on your name you will need to pay a deposit (this varies for European citizens it is 250 euros and for non-European citizens it is 350 euros) as a holding deposit which is fully refundable once you leave the apartment you should go and disconnect the service and the deposit will be returned to you in full. The electricity is actually billed once every 2 months and you can pay this at your local bank or online.

Please find the following table which shows you an indication on consumption and usage costs of home appliances:

## -Garbage disposal Tax

it's a dirty job but someone has to do it, this utility bill is paid only once a year and on average it costs about 130 euros per apartment, the bill is usually issued at the beginning of the year and is payable at the local municipality which is just a few blocks from the Medical school



## -Internet

Internet is usually not included in the apartment rent and you will need to sign up for an internet connection as soon as you get here, there are three main providers which have provide internet services. Please find their links here.

<http://www.cytanet.com.cy/>

<http://cablenet.com.cy/>

<http://www.primetel.com.cy/en>

All of the providers will request a holding deposit between 100 euros to 140 euros depending on the provider.

## Initial Security deposits to help you budget

Besides the security deposit for the rental agreement as mentioned before the utility companies will also request a security deposit which is fully refundable once you disconnect the service So to help you budget please find a list of the security deposits you will have to pay to help you budget:

Rental agreement security Deposit:-	An equivalent of one month's rent
Water Authority holding Deposit:-	125 euros
Electricity authority holding Deposit:-	250 euros Deposit For European citizens or 350 euros Deposit For non-European citizens
Internet Service Providers Deposit:- provider.	Between 100 euros to 140 euros depending on the

## So how do I Rent a house or apartment/flat? ...

Decide on your requirements and then plan accordingly

Renting in Cyprus is quite easy and straight forward just follow the following the **6 easy steps...**

### Step 1. Communication with one of our agents



One of our agents will contact you via telephone or email in order to assess your requirements..

It is important for us to have a complete understanding of your requirements, Let us know if you are looking for a flat-mate, a single accommodation or if you would be willing to move into a hostel type of accommodation. Inform us if you will be looking for a walking distance accommodation or if you will be having your own vehicle

### Step 2. Finding the right property

Our agents will suggest a list of suitable properties or you can also search our site for yourself we will always give you our honest opinion about the property location, distance to the University, quality of accommodation and furniture etc. Clarify what is most important to you and your lifestyle before choosing a location. Do you want to be close to the university or further out?. Distance to place of study, surrounding amenities and facilities, i.e. grocery, parks, entertainment and places to eat. Type of apartment you are looking for? Do you want to share etc?

The screenshots show three property listings. The first listing is for a 'Nice one bed with large veranda in quite area' for rent in Engomi, priced at €500. The second listing is for a 'Modern furnished 1 bed in Engomi' for rent in Engomi, priced at €500. The third listing is for '1-bed apartments near Universities' for rent in Engomi, priced at €480 per month. Each listing includes a small image of the property, a brief description, and contact information for E.A. Gallery Estate Ltd (Reg. No. 534 - 170E).

### Step 3. Negotiating the Price

Always try to choose an apartment that is close to your budget keeping in mind that in the area which the university is located, is a highly sought after area for rentals, as it is the main university area with many students such as yourself looking to rent, also the main UN headquarters are also based in the same area as well as many embassies and it is peak season for everyone at that time, so most owners are not keen to drop their prices much however our agents will do their utmost best to secure the best deal for you.

## Step 4. Signing the lease contract



We will check the contract thoroughly with you to make sure that it is in your best interests, advising you of possible risks involved. If you are booking the property online then we will send you a signed copy of the contract from the landlord all you need to do is sign it and send it back to us or if you are here then we will arrange a meeting and we will sign the contracts together with the Landlord, both the landlord and the tenant get a copy of the contract.

## Step 5. Payments

If you are booking the property online then together with the signing of the contract you will need to send the payment of the First month's rent in advance and also the security deposit (an equivalent of one month's rent) to the bank account that we will provide you with, or if you are already in Cyprus then you will need to pay the Landlord in cash together with the signing of the rental agreement.

## Step 6. Taking possession of the property

If you are booking the property online then you will need to inform us when you will be arriving in Cyprus and we will arrange to either meet you at the airport to give the keys of the apartment or we will meet you at the apartment to welcome you to your new home. If you are already in Cyprus then you will get a key together with the signing and payment of the rental agreement.



## WHAT DOES ONLINEPROPERTIES CHARGE ME FOR THEIR SERVICES??

**ZERO!**

**OUR SERVICES ARE ABSOLUTLY FREE FOR YOU!!!**

**Our fees are paid by the Landlord** so it costs you absolutely nothing to have an expert such as OnlineProperties do the running around leg work.

## Here are some tips...

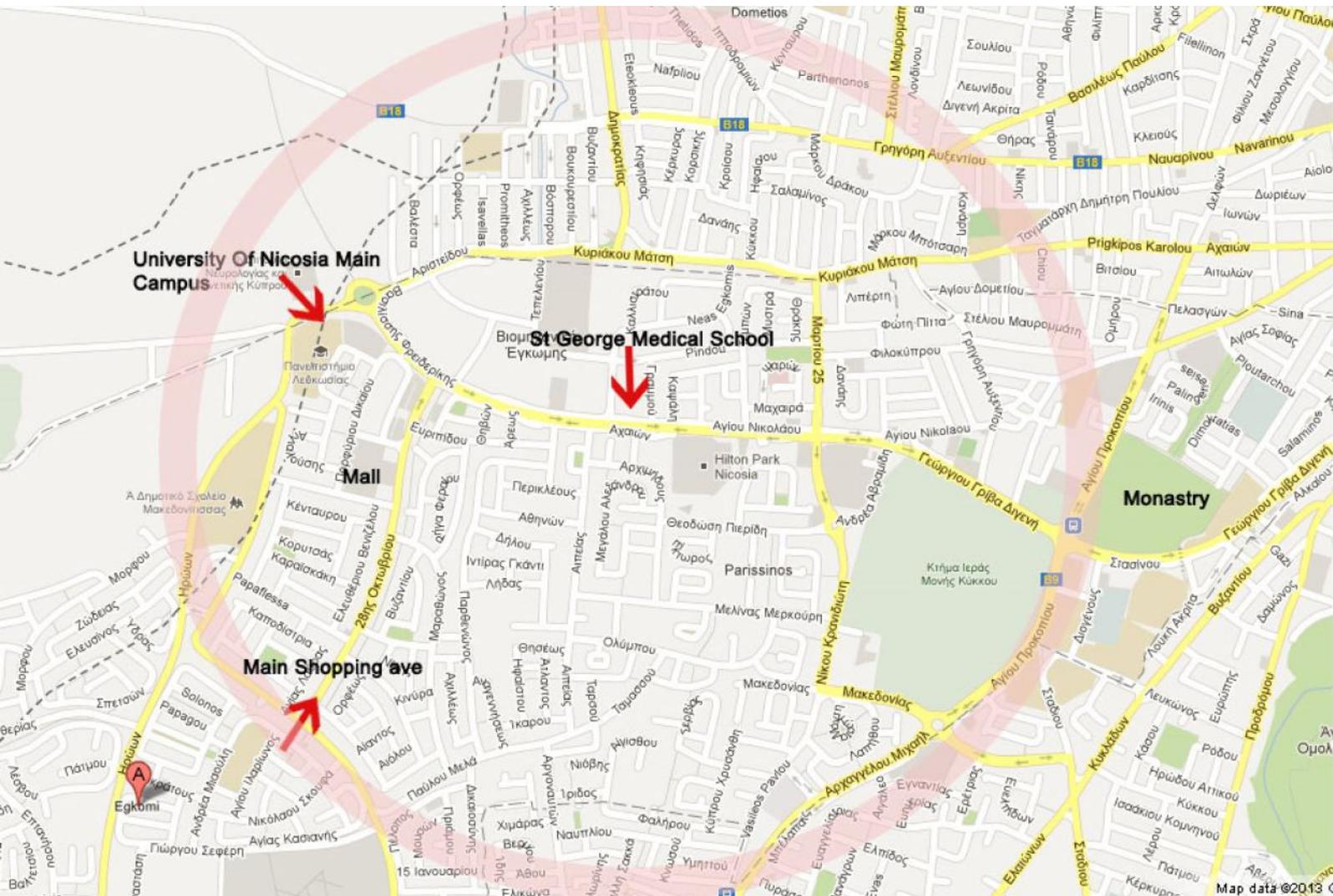
### Location – Location - Location

Clarify what is most important to you and your lifestyle before choosing a location. Do you want to be close to the university or further out. Distance to place of study, surrounding amenities and facilities, i.e. grocery, parks, entertainment and places to eat. The good thing about Nicosia is that the structure of the city-country allows for all such amenities to be placed in almost every area. So ideally you would choose to rent in a location that is close to the University. Try to avoid crossing town, and try to find a location that allows easy access to the main arterial roads and the highway.

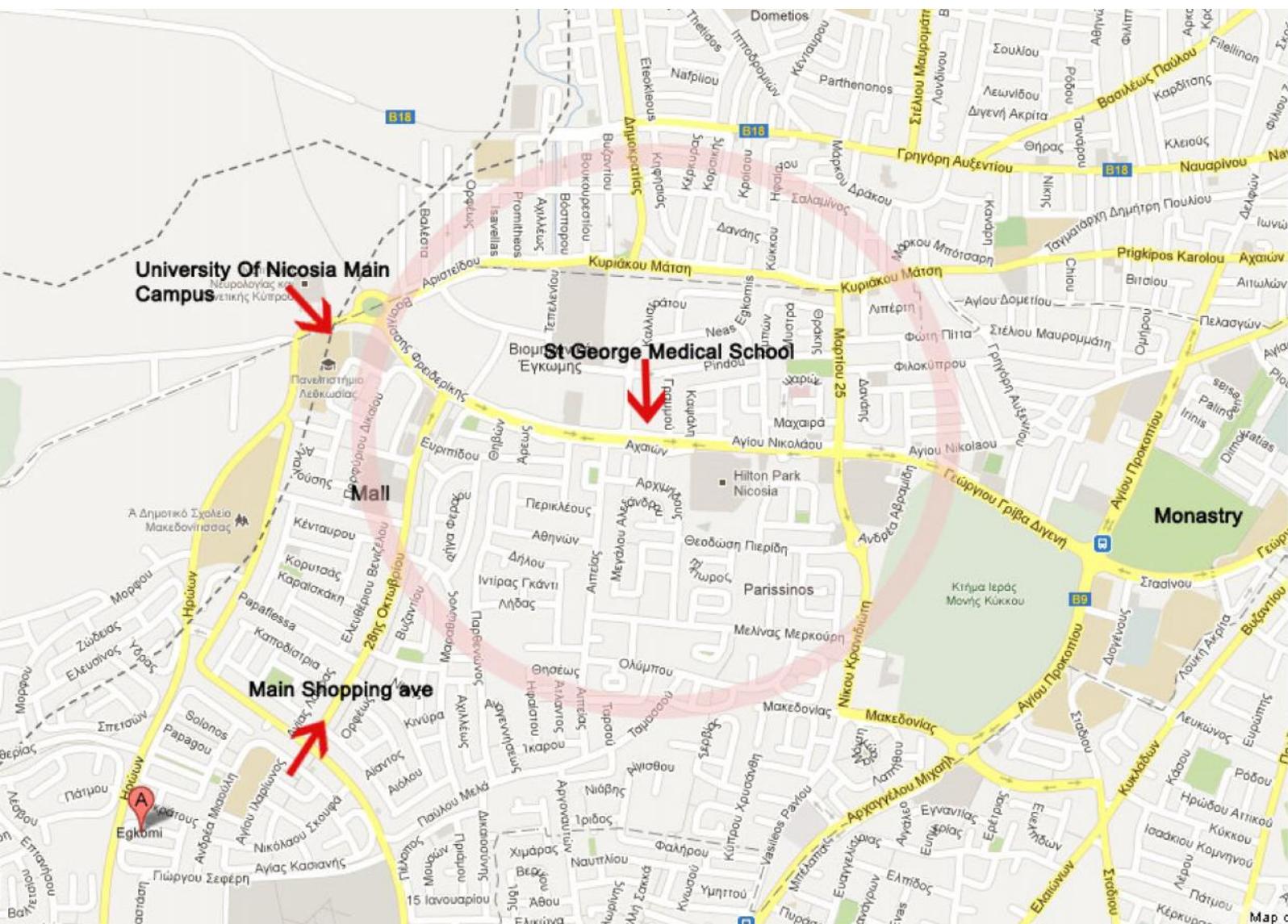
The OnlineProperties agent will speak with you to clearly understand your lifestyle and thereby make appropriate recommendations for areas to rent.



Map Showing approx. 15 -20 min walk distance (inside red ring)



Map Showing approx. 5-8 Min walk distance (inside red ring)



## Rental budget

Set yourself a manageable budget and stick to it. Once you know your price range, then this can save time in searching for properties. Remember, the monthly rental price is only for the rent. You will have additional expenses in utilities, common expenses (if in a building complex), furniture, and of course the deposit. Do not be tempted to look at properties beyond what you can comfortably afford.

Search for property to rent on [www.onlineproperties.eu](http://www.onlineproperties.eu) and look at the local prices, both to make sure that your budget is realistic and to get a better understanding of what your budget is likely to obtain.

## Property characteristics

There are many other options to consider, particularly the type of property. This will very much depend on your personal situation and lifestyle. Consider the following:

- Flat, detached/semi-detached house, townhouse, studio, room/flat
- Sole or joint tenancy (are you really willing to share?)
- Length of tenancy period
- Furnished or unfurnished
- Number of bedrooms and bathrooms
- Covered and uncovered balcony space
- Undercover parking or even just a designated parking spot
- House with land and garden



Here is the best part, this service is absolutely FREE.

So it costs you absolutely nothing to have an expert such as OnlineProperties do the running around leg work.

## Signing the Lease



Once you found a property you're happy with, you need to secure it by putting down a holding deposit. OnlineProperties will then begin the administrative process of renting it out. Before paying a deposit and signing any lease it is important to clarify:

- the duration of the lease
- specify current condition of the property, furniture, and fittings in the contract
- whether the lease can be renewed
- amount of the deposit and under what conditions it is refundable
- which utilities are included
- when exactly the landlord can raise the rent – maximum 8% every 2 years
- who else has keys to the property
- are you able to sublease the property, i.e. rent out a room
- what changes are you allowed to make to the property
- are pets allowed
- is smoking allowed, and is there designated parking available
- make sure all this is written in the contract!

Let us do the work for you so you can focus on more important matters...



## Our Contact Details...

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[www.onlineproperties.eu](http://www.onlineproperties.eu)

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# ONLINE PROPERTIES

EA Gallery Estate is a licensed real estate agency Reg no. 534 - 170E

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