



MUNDO's
Real Estate
Offer in Cyprus

PROTARAS HILLS



PROTARAS HILLS

VILLA No. 13

€495.000

+ VAT



PROTARAS HILLS

YOUR PRIVATE VILLA

The amazing Protaras Hills includes sixty luxurious villas with private pools and roof gardens. These properties have been designed with the discerning buyer in mind and offer 3-bedroom accommodation that provides the ideal living environment for both permanent residency and holiday investment.

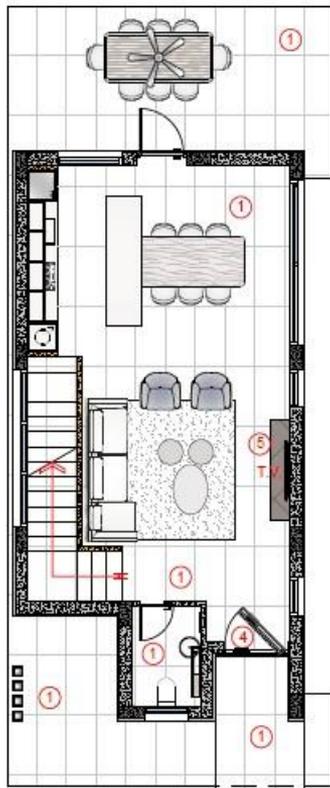


PROTARAS HILLS

THE LOCATION

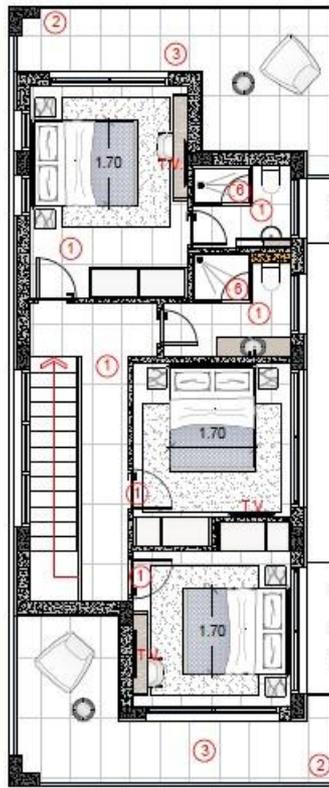
GROUND FLOOR

ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ



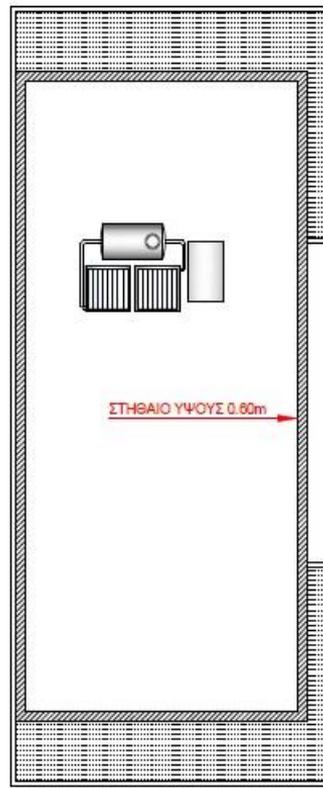
1st FLOOR

ΚΑΤΟΨΗ ΟΡΟΦΟΥ



ROOF TOP

ΚΑΤΟΨΗ ΔΩΜΑΤΟΣ



PROTARAS HILLS

VILLA LAYOUT No. 13

BEDROOMS: 3

BATHROOMS: 2

TOILETS: 3

TOTAL COVERED AREAS: 175 m²

PLOT AREA: 364 m²

SWIMMING POOL: Private

TYPE E

COMPLETION: 31/07/2022

PROTARAS HILLS

THE EXTERIOR





PROTARAS HILLS

THE LIVINGROOM



PROTARAS HILLS

THE KITCHEN



PROTARAS HILLS

THE BEDROOM

PROTARAS HILLS

MORTGAGE

* 40% LOAN CONTRIBUTION - €495.000 X 40% = €198.000

* 60% BANK LOAN - €495.000 X 60% = €297.000

Bank Loan Breakdown - € 297.000

Loan Repayment (Years)	** Interest Rate (%)	Monthly Instalment (€)
10	2.30	2773
15	2.30	1953
20	2.30	1545

Property purchase as low as:

- Contribution €198.000 + VAT
- Monthly installments €1545
- Repayment 20 years

* VAT not calculated due to variations.

** Market average and subject to change by the bank.

*** Permanent Residency scheme is exclude from Cyprus Bank loan, as based on the terms of the scheme the funds should be arriving from other country than Cyprus

Rental Projection Analysis

3 Bed Villa with private pool
 Complex Levanda Hills Villa 14
 Sleeps 8 (2 Queen beds & 2 bunk beds)



PROTARAS HILLS

PROPERTY RENTALS

Introduction Year 2022 (Listed January 2022)

Month	Estimated Occupancy %	Estimated Occupancy Days	Daily Owner Spot Rate* (€)	Owner Revenue (€)
Jan	0%	0	70	0
Feb	0%	0	70	0
Mar	0%	0	70	0
Apr	0%	0	90	0
May	45%	14	115	1,610
Jun	70%	21	145	3,045
Jul	87%	27	170	4,590
Aug	90%	28	200	5,600
Sep	70%	21	160	3,360
Oct	58%	18	130	2,340
Nov	40%	12	95	1,140
Dec	0%	0	70	0
Total		141		21,685

Estimated Direct Expenses

Utilities (Electricity, Water etc)	(2,256)
Pool&Garden Maintenance	(1,999)
Wear and tear	(250)
Insurance and others	(1,084)
Total	(5,589)

NET PROJECTED REVENUE

€ 16,096

Growth Years 2023 and after (Average)

Month	Estimated Occupancy %	Estimated Occupancy Days	Daily Owner Spot Rate* (€)	Owner Revenue (€)
Jan	0%	0	70	0
Feb	0%	0	70	0
Mar	0%	0	70	0
Apr	23%	7	90	630
May	65%	20	115	2,300
Jun	83%	25	145	3,625
Jul	90%	28	170	4,760
Aug	94%	29	200	5,800
Sep	80%	24	160	3,840
Oct	68%	21	130	2,730
Nov	33%	10	95	950
Dec	0%	0	70	0
Total		164		24,635

Estimated Direct Expenses

Utilities (Electricity, Water etc)	(2,624)
Pool&Garden Maintenance	(1,999)
Wear and tear	(500)
Insurance and Other	(1,232)
Total	(6,355)

NET PROJECTED REVENUE

€ 18,280

Important Notes:

This Analysis is a Projection Analysis based on:

- The current market conditions as of 23/07/2021.
- Lockdowns and travel restrictions due to COVID-19 will end before December 2021 and will not be repeated from 2022 and after.
- the future tourist arrivals as projected by the Cyprus Deputy Ministry of Tourism.
- the fact that the property will comply in full with the Holiday Let Criteria on commencement date (If any equipment is needed, our company can supply and deduct from future revenue)
- the assumption that the property will not present any unusual wear and tear

*Owner Spot Rates are clear from agency commissions, channel Fees, discounts, marketing and advertising costs, guest communication, housekeeping and cleaning costs. Owner is liable to pay all property running costs for example utility bills, Pool & Garden Maintenance, wear and tear expenses, property insurance.

-Numbers do not count inflation



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