



BUY-TO-RENT

PROTARAS

3 BEDROOM PENTHOUSE



Protaras, Cyprus



Property type: Penthouse



Guests: 6



Bedrooms: 3



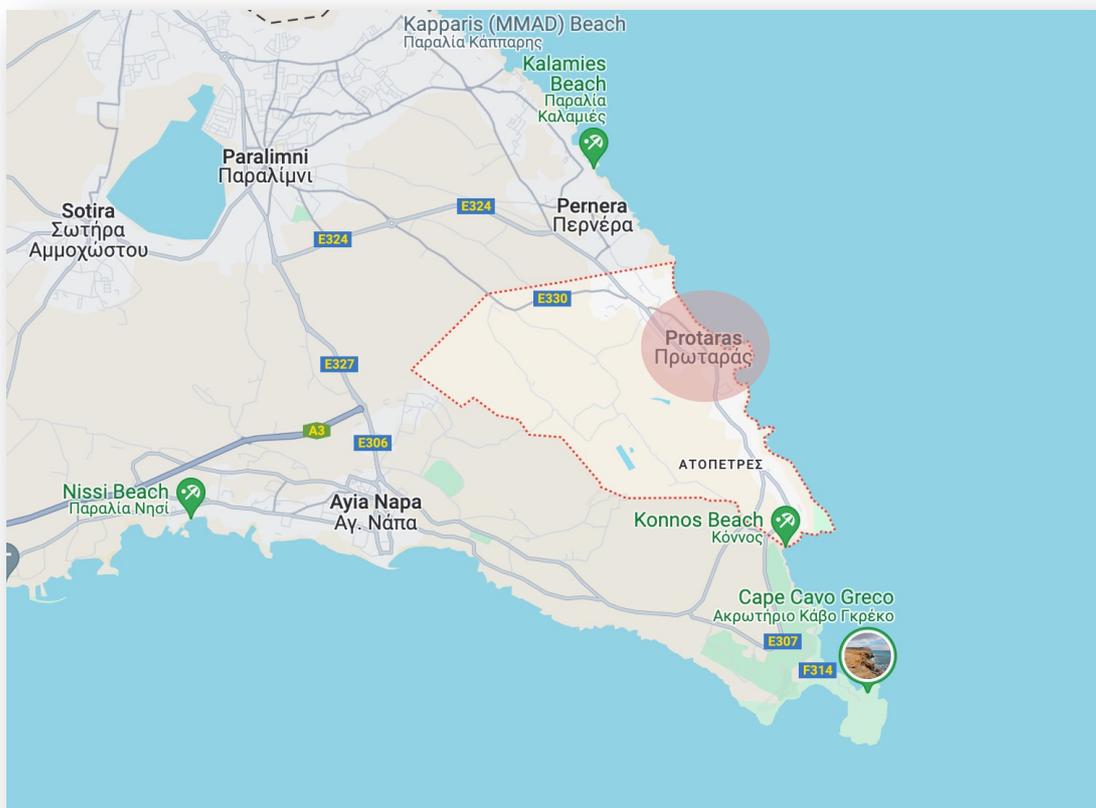
Bathrooms: 2



New Construction, Sea Views, Communal Pool, Garage



Distribution: Booking.com, Airbnb, Vrbo, Marriot, CoastFlat



OPEN IN GOOGLE MAPS

GALLERY



GALLERY



PRICE



Sell Price: 1.650.000€

COMPETITIVE SET (SHORT TERM RENT)

Occupancy*

68%

Average ADR*

169€



Annual Estimate for Protaras 3 BR Penthouse

| | |
|-----------------------|---------------|
| Occupancy | 75% - 85% |
| Average Day Rate | 250 € - 300 € |
| Gross Revenue | 74K € - 99K € |
| Management Commission | 16K € - 22K € |
| Income before Tax** | 32K € - 44K € |

*Source: PriceLabs

**Income after Management Commission (22%)

LONG TERM RENT

Annual Estimate for Protaras 3 BR Penthouse

| | |
|---------------------|-----------|
| Monthly Rent | 7.000€ |
| Contract Duration | 12 Months |
| Income before Tax** | 84.000€ |



COASTFLAT COMFORT SERVICE PACKAGE

Digital Rental Ultimate

- Listing Creation & Optimization in PMS
- Multi-Platform Integration & Advertising
- Portal Configuration
- Pricing, LOS & Cancellation Policies Optimization
- AI Integration for Dynamic Pricing
- Ongoing Revenue Management
- Payments & Taxes
- Financial Reporting
- Guest Invoicing
- Communication Automations
- CoastVenture App
- Owner's Portal

Rental Operations Ultimate

- Housekeeping
- Maintenance
- Repair
- Virtual Concierge
- Rating Management
- Quality Assurance
- Rental Licensing
- Guest Registration

Smart Access

- Streamlined Check-ins & Check-outs
 - Enhanced Security
 - Remote Access Control
 - Simplified Administration
-



COLLABORATION OFFER

Terms & Conditions

| | |
|--------------------|-------------------|
| Standard Term | 12 months |
| Commission | 22% |
| Termination notice | 6 months |
| Payment terms | Monthly |
| Service package | CoastFlat Comfort |

“Only together, we create the best **solutions**”