



ELITEEDGE

# PORTA DEL SOL HOLIDAY LIVING



## EXCLUSIVE COMPLEX

An exclusive and unique project that includes only 42 special units. Shared and spacious pool, garden and roof apartments.



## LOCATION

Our complex is located in the area of Pyla's pastoral residential complexes. Near the international university, UCLAN, with accessibility of a few minutes from the city, close to the airport, the highway to Agia Napa and all the attractions in the area and 5 minutes from the beach.



## PHOTOVOLTAIC PANELS

Covered parking with photovoltaic panels for each apartment!  
Electricity in Cyprus is very expensive, in the last three years it has increased by 109% and is expected to continue to increase.



## WITHOUT UNNECESSARY FACILITIES

We have planned in the project everything that is required in order to provide an optimal living experience, without unnecessary facilities and services, which increase the running costs.







OVERALL

RESPONSIBILITY

Owned by the entrepreneurial company, our management company ensures peace of mind for every buyer, Whether the purpose of its purchase is as a residential property or as a yield-bearing investment.

With over 15 years of experience in real estate and understanding the local market, we know the local market and live it.

Below is the range of the company's services for the project:

- 1. Maintenance services, including pool care, cleaning and gardening
- 2. Long-term rental services - finding tenants, drawing up a contract, insurance and ongoing dealings with them
- 3. Financial conduct with the apartment owners

Short-term rental services:

- 1. Defining the time period

The owner of the property can define required periods for his personal use and then the apartment will not be offered for rent

- 2. Advertising the property in the company's marketing channels, including on international websites
- 3. Dealing with the guests: the booking stage, check-in, check-out and cleaning.



# Our apartments

## Designed and Unique



The duration of the project is 14 months

### Terms of Payment:

1. During the reservation phase, 10,000 euros + VAT
2. Completion to 50% with the start of the works (the building already exists) - expected December 2023
3. 20% upon completion of the skeleton
4. 25% upon completion of the walls and plastering
5. 5% upon delivery of the property

The complex has 42 designed apartments:

1. A variety of one-bedroom, two-bedroom and three-bedroom apartments in the project (plus a living room).
2. All apartments with an air conditioning solution
3. A designed kitchen made in Europe
4. 3 entrances with 3 elevators
5. Garden apartments with private garden and jacuzzi
6. 2 garden apartments with private pool and jacuzzi
7. The two bedrooms apartments consist two master rooms and WC for guests
8. Solar panels: Unique to each individual apartment and another part for the use of the public part
9. Preparation for a charging campaign for electric vehicles



# Real Estate Taxation

Taxation in the purchase and holding of real estate in Cyprus:

In order to simplify the taxation before we go into further detail, below are the main points for the benefit of a general understanding of the subject

**Purchase tax - VAT payment:**

There is no purchase tax when purchasing a property from a contractor

When purchasing a property from a contractor, you are required to pay VAT:

- 1) VAT for a first apartment for personal use at a rate of 5%
- 2) VAT for an additional apartment or for rental purposes at a rate of 19%

**Payment of income tax on rent from an investment property:**

The range of income in euros	Tax rate
Up to 19,500	Exempt
19,501 to 28,000	20%
28,001 to 36,300	25%
36,301 to 60,000	30%
60,001 to 100,000	35%

## Residency - for residential purposes

The purchase of real estate in Cyprus for a total amount of over 300,000 Euros without VAT (of one or two units) entitles you to residency. We have consultants on the matter as much as you require.





# Other expenses

Monthly maintenance management fees as of today:

One bed room	100 Euro
Two bed rooms	125 Euro
Three bed rooms	150 Euro

## Attorney at Law:

1.5% + VAT

## Funding:

As of today, you can get a mortgage of about 50% of the value of the property.

Obtaining a mortgage requires a process of transferring documents and checking with the bank, the main of which is checking the ability to repay the loan from sources that are not related to the property.

The cost of personal accompaniment in the process is 1500 euros

## Purchase Tax:

When purchasing from a contractor, there is no purchase tax.

## Additional Expenses:

Stamp duty, deposit at the Land Registry - about 800 euros





# Virtual tour 360



## Project movie



## Contact us

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