ELITEEDGE · PYLA, LARNACA

Porta del Sol

Investment Proposal: Boutique Holiday Complex in Pyla, Cyprus

Porta del Sol is an exclusive boutique holiday residence comprising just 42 units, a shared pool, landscaped gardens and roof apartments. The project is located in the quiet, pastoral area of Pyla, just minutes from the international UCLAN university, Larnaca airport and the highway to Ayia Napa, and only about 5 minutes from the beach. For investors, Porta del Sol pairs a quality newly built property with a full rental management program, enabling genuine passive income without day to day involvement.

42	5′	~6.5%	100%
units only, in a closed boutique complex	minutes from the beach	potential annual return on the fixed return track*	external rental management end to end

* Full details of the investment tracks on the management & returns page

THE COMPLEX

Holiday Style Living, Precisely Planned

Exclusive Complex

A unique, boutique project comprising just 42 units. A shared, spacious pool, landscaped gardens and roof apartments with private terraces.

Location

The complex sits in the pastoral residential area of Pyla, close to UCLAN university, within easy reach of the city, the airport and the highway to Ayia Napa, and near all the area's attractions.

Photovoltaic Panels

Covered parking with solar panels for every apartment. As of 2026, electricity prices in Cyprus are among the highest in the EU, roughly 11% above the European average. A personal solar solution generates meaningful savings even as energy prices shift.

Smart Design, No Unnecessary Costs

The apartments are designed to deliver an optimal living experience while keeping maintenance fees low and operations efficient over time.

FOR INVESTORS

Full Rental Management, Zero Hassle

A Professional Management Company, Working For You

Alongside the project, an external, professional short term rental management company handles the full day to day operation for owners: listing the property on international platforms, coordinating bookings and guest communication, check in and check out, cleaning and ongoing maintenance. The result is genuine passive income for the investor, with no need for daily involvement with the property.

Track A

Fixed Return

~6.5% per year

A known, fixed annual return, net of VAT (net of the 19% VAT refund on the property purchase). Suited to investors who want predictable income and simple cash flow management, independent of seasonality or occupancy.

Track B

Profit Share

80/20 in the owner's favor

A share of actual rental income, after marketing costs (booking platform commissions) and direct operating expenses (such as electricity and water consumption). Suited to investors who want to capture the full upside during peak season.

Marketing
on leading international platforms

Full Operation
guest hosting, cleaning and maintenance

Transparent Reporting
income and expense tracking for owners

Flexibility
option for personal use by prior arrangement

* The figures shown are general and for illustration only, and do not constitute a return guarantee, investment advice or a binding offer. The full terms of engagement with the management company, including rates and conditions, will be provided to the buyer during the purchase process.

OUR APARTMENTS

Thoughtfully Designed & Unique

1. A range of one, two and three bedroom apartments (plus living room) across the project
2. Every apartment fitted with a full air conditioning solution
3. Designer 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. Two bedroom apartments: two master suites plus a guest bathroom
8. Solar panels dedicated to each apartment, plus an additional section for shared areas
9. Pre wired for an electric vehicle charging station

1-3 bedrooms to choose from	**Full A/C** in every unit	**Covered Parking** with solar panels	**3 Elevators** one per entrance

TAXATION

Real Estate Taxation in Cyprus

Under the tax reform that took effect on 1.1.2026: **Stamp Duty has been fully abolished** on all real estate transactions. Buying from a developer carries no purchase tax, but is subject to VAT. For a property used for investment or rental, including a holiday apartment such as Porta del Sol, **19% VAT applies**. The reduced 5% VAT rate is limited strictly to resident buyers using the property as their sole primary residence, subject to size and price caps, and does not apply to investment properties.

Annual Income Range (EUR)	Tax Rate
Up to 22,000	Exempt
22,001 - 32,000	20%
32,001 - 42,000	25%
42,001 - 72,000	30%
Above 72,000	35%

Purchase Tax and VAT

There is no purchase tax when buying from a developer. Instead, VAT applies: 5% for a first home used as a primary residence (subject to eligibility conditions and value and size caps), and 19% for an additional property or for investment and rental purposes.

Residency for Living Purposes

Purchasing real estate in Cyprus for a total of over 300,000 euros (excluding VAT, across up to two units) qualifies the buyer for residency. We provide advisors on this matter as needed.

We recommend consulting a licensed accountant in Cyprus to tailor the figures to your specific case

AFFORDABILITY

Additional Costs & Financing

Monthly Management & Maintenance Fees

One bedroom	**€100**
Two bedrooms	**€125**
Three bedrooms	**€150**

Financing & Related Costs

As of today, a mortgage of around 50% of the property value is available. Approval involves a repayment capacity check with the bank; the cost of personal support through the process is about €1,500.

Buying from a developer carries no purchase tax. Stamp duty has been abolished since 2026; the Land Registry deposit is about €800.

Want to Learn More?

The EliteEdge team is happy to guide you through any question, from checking whether the property fits your needs to full support throughout the purchase process.

Phone +357 24811777

Email Info@Eliteedge.Com.Cy

Website www.eliteedge.com.cy