



BUY-TO-RENT

LARNACA

3 BEDROOM APARTMENT



Larnaca, Cyprus



Property type: Apartment



Guests: 6



Bedrooms: 3



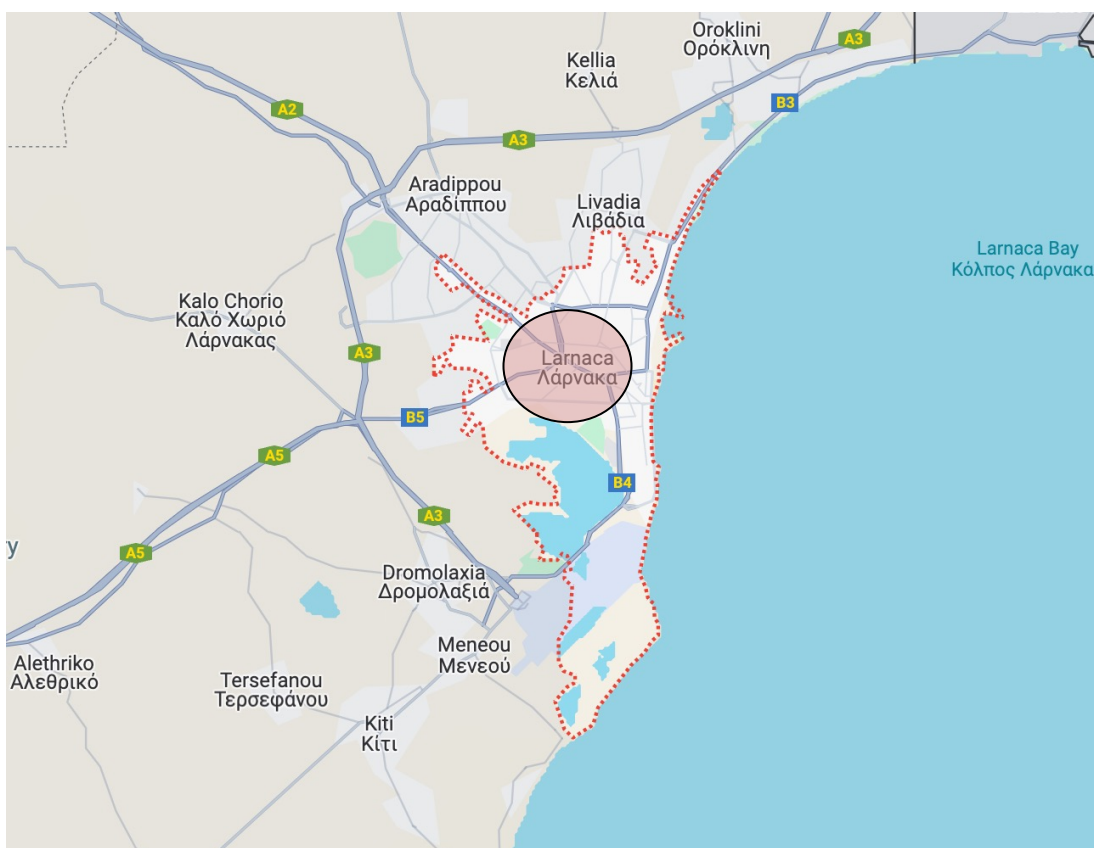
Bathrooms: 3



New Construction, Sea Views, Beach Nearby



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



[OPEN IN GOOGLE MAPS](#)

GALLERY



PRICE



Sell Price: 1.200.000€

COMPETITIVE SET (SHORT TERM RENT)

Occupancy*

81%

Average ADR*

169€



Annual Estimate for Larnaca 3BR Apartment

Occupancy	75% - 85%
Average Day Rate	240 € - 280 €
Gross Revenue	72K € - 94K €
Management Commission	16K € - 21K €
Income before Tax**	30K € - 41K €

*Source: PriceLabs

**Income after Management Commission (22%)

LONG TERM RENT

Annual Estimate for Larnaca 3 BR Apartment

Monthly Rent	6.000€
Contract Duration	12 Months
Income before Tax**	72.000€



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
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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**"