



TOURIST RESIDENTIAL INVESTMENT COMPLEX



The project is a tourist complex consisting of 9 ground-level cottages in an excellent location. **Most of the houses have a bedroom with an en-suite shower and toilet on the ground floor.**

The houses come in two, three, and four-bedroom configurations, with most bedrooms having en-suite bathrooms.

The project includes a shared swimming pool, a long pool suitable for swimming, a jacuzzi, a children's pool, seating areas, and a covered area by the pool designated for gatherings, games, and community-building.

The pool is adjacent to a vast green area.

The project is being developed in Protaras, a stunning holiday town in eastern Cyprus.

Approximately 1,200,000 tourists visit this area each year from around the world, primarily from the UK, Russia, Ukraine, Israel, Poland, and Scandinavia.

The complex is located a short walking distance from the renowned beach, known for its calm and crystal-clear bays.

The rental potential for vacation apartments is approximately 85% occupancy over 22 weeks of the summer season.

Living the Dream



Welcome to Protaras, a tourist gem along the southeastern coast of Cyprus.

Our complex in Protaras offers an escape to freedom with numerous stunning beaches, pastoral tranquility, and a variety of taverns and restaurants open year-round.

High Demand

The proximity to the beach and the ability to walk to it, along with the abundance of nearby restaurants, enhances the rental occupancy potential.

Excellent Location

The project is within walking distance of quiet, clean, and clear beaches, as well as traditional restaurants and taverns hosting live music and performances. A new marina is currently under construction in the area.

Operational Convenience & Income Optimization

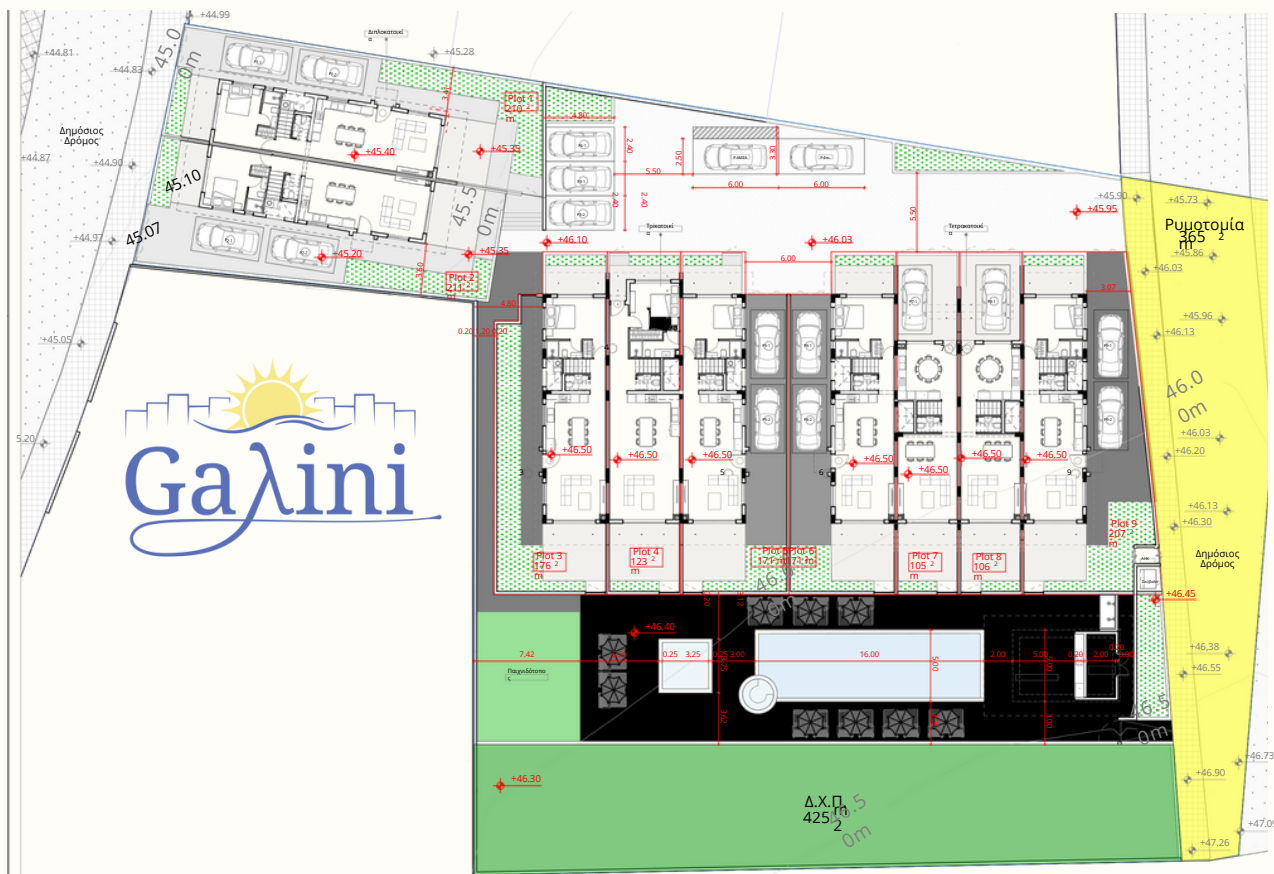
Several property management and maintenance companies in the area offer operational, marketing, and seasonal rental management services.

Proximity to Attractions

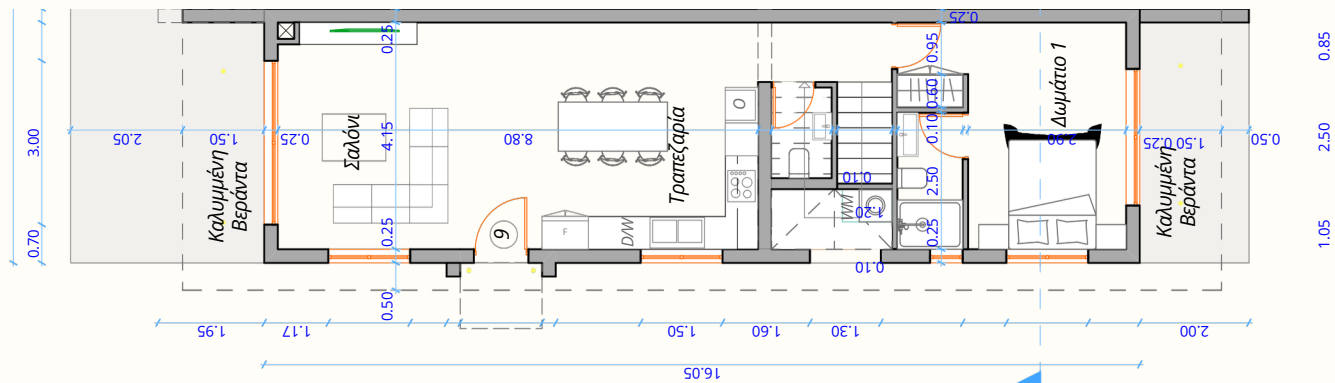
During the tourist season, the area offers numerous attractions, including: Water sports, Sailing, Hiking trails in the nature reserve, 4X4 vehicle excursions, Diving & snorkeling, Water park and karting track near Ayia Napa, Amusement park and more



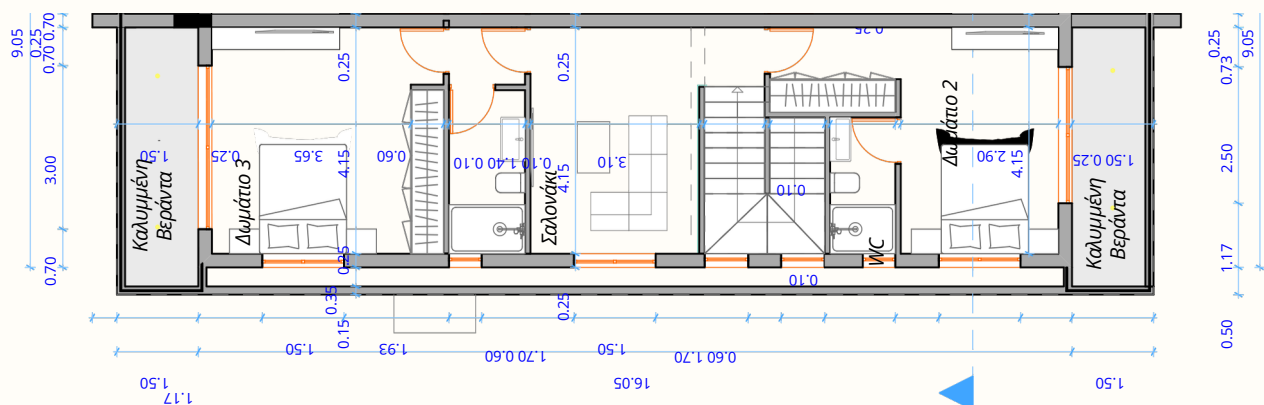
Construction Plans



Ground Floor: 73 m²



First Floor: 66.7 m²



Total Built Area: $140 \text{ m}^2 + 28 \text{ m}^2$ of covered balconies

Total Area: 168 m²

Maisonette-Style Ground-Floor Cottages

In the complex there are 3 types of Cottages

Model G1 | 2 Bedroom, ~106 m² built area + 26 m² covered balconies.

Model G2 | 4 Bedroom, ~139 m² built area + 27 m² covered balconies.

Model G3 | 4 Bedroom, ~138 m² built area + 24 m² covered balconies

In the complex there is a 16-meter swimming pool, Jacuzzi, Children's pool and a covered leisure area.

Ground floor:

Bedroom with en-suite shower and toilet, Kitchen, Living room, Guest toilet, Spacious balcony facing the swimming pool and a small garden area with a gate leading to the street.

First floor:

Two or three bedrooms with a balcony, bathroom and toilet

The houses are equipped with a kitchen (including refrigerator, oven, stovetop, washing machine), Built in wardrobes in bedrooms and Air conditioning in all bedrooms, kitchen, and living room.



Project Phases

- Construction begins after obtaining all planning permits
- Completion and handover by 31.05.26
- Eshel Engineering (CY) Ltd will oversee management and supervision until handover and for the first year post-completion.

- **Payment Schedule:** 5 Payments

30% upon signing the purchase agreement (with a legal note registered in the Cyprus land registry)

20% upon completion of the building's structural framework

25% upon completion of flooring installation

10% post-aluminum window/door installation

15% at property handover

- The land is legally registered in the developers' name (Title Deed).
- The QUATTRO Project, built by the same developers, was completed within 9 months to the satisfaction of buyers.
- Eshel Engineering (CY) Ltd – responsible for supervision, Project Management & Oversight.
- Architects: MITA & Associates – highly experienced in the region



Financial Analysis

Prices

Price of a **4-bedroom maisonette** is **395,900 euro + VAT**

Price of a **2-bedroom maisonette** is **299,900 euro + VAT**

With so, it is important to take into account:

- Legal fees: ~1,500 euros
- Pool/common area maintenance: ~900 euros per year
- Insurance: ~300 euros per year
- Sewage: ~170 euros per year
- Utilities: Metered electricity/water

Rental Projections

Owners can expect an estimated annual rental income of approximately €18,000, after deducting marketing and management fees.

Several property management companies operate in the area, offering services for a 20% management fee, which typically includes:

- Marketing and advertising on rental platforms
- Housekeeping and property maintenance between guest stays
- Guest reception, key handover, and check-in procedures
- Damage assessment and security deposit management
- Laundry, waste disposal, and restocking of essentials



CLARIFICATION

THE ABOVE PUBLICATION DOES NOT CONSTITUTE A PUBLIC OFFERING AS DEFINED BY THE SECURITIES LAW, 1968. ACCORDINGLY, INVESTMENT THROUGH THE COMPANY IS NOT BASED ON A PROSPECTUS UNDER THE SECURITIES LAW. WHEN MAKING AN INVESTMENT AS PART OF THE NEGOTIATION PROCESS, INVESTORS MUST RELY SOLELY ON THEIR OWN DUE DILIGENCE REGARDING THE INVESTMENT AND ITS TERMS, INCLUDING ITS ADVANTAGES AND RISKS. INVESTORS SHOULD SEEK ADVICE FROM APPROPRIATE PROFESSIONALS REGARDING LEGAL, ACCOUNTING, TAX, AND FINANCIAL ASPECTS OF THE INVESTMENT.

