

A man and his dog are sitting on a beach at sunset. The man is shirtless and wearing sunglasses on his head, sitting on the sand. The dog is sitting next to him, looking out at the ocean. The sun is low on the horizon, creating a warm, golden glow. The sky is filled with soft, colorful clouds. The ocean is calm, with gentle waves lapping at the shore. The overall mood is peaceful and serene.

PARALIMNI  
APARTMENTS

**MUNDO's**  
Real Estate  
Offer in Cyprus



# PARALIMNI APARTMENTS

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APARTMENT B101

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**€189.000**

+ VAT



# PARALIMNI APARTMENTS

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## THE PROJECT

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PARALIMNI APARTMENTS embodies uniqueness, style, privacy and modern designs. Consisting of 40 apartments in total, this luxurious modern development is in a sought-after location halving the distance between the town of Paralimni and the golden sandy beaches of the area. Location, design and comfort make this project an ideal choice for those who favor a modern living style.



B101

# PARALIMNI APARTMENTS

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BLOCK B

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PARALIMNI  
DOWNTOWN



KAPPARIS



PERNERA



PROTARAS



APARTAMENTOS  
PARALIMNI



# PARALIMNI APARTMENTS

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THE LOCATION

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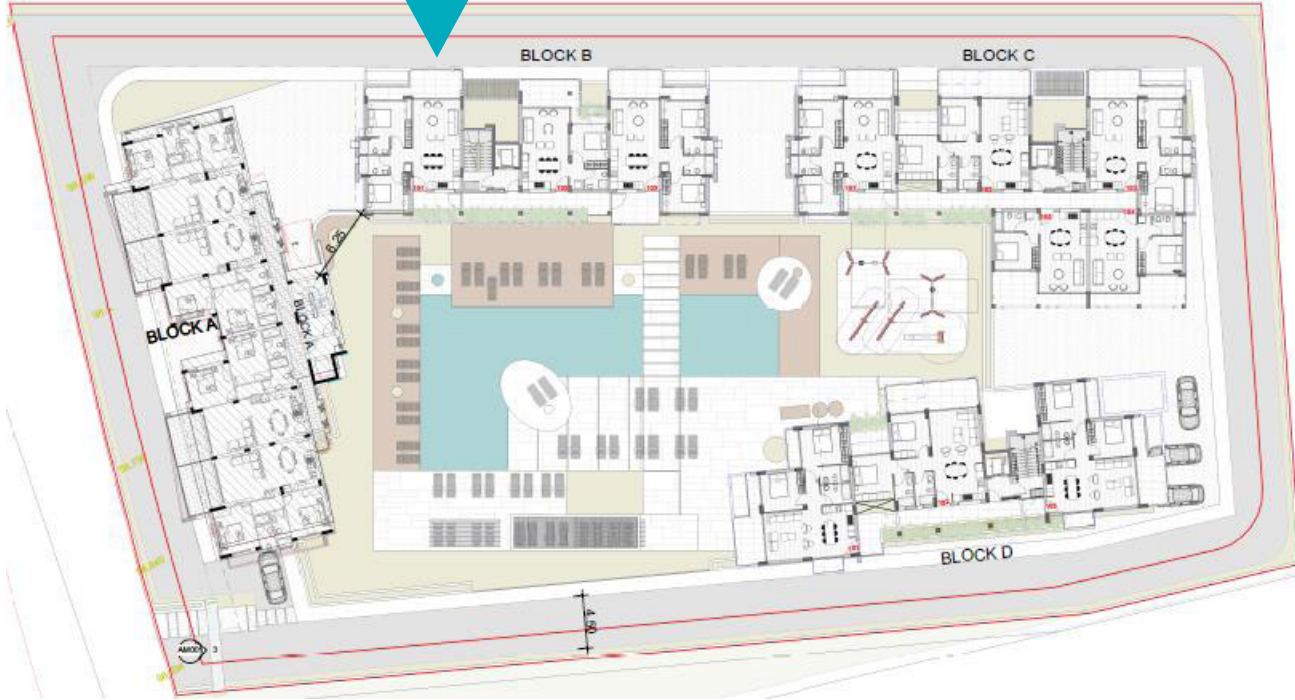
# PARALIMNI APARTMENTS

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PROJECT LAYOUT

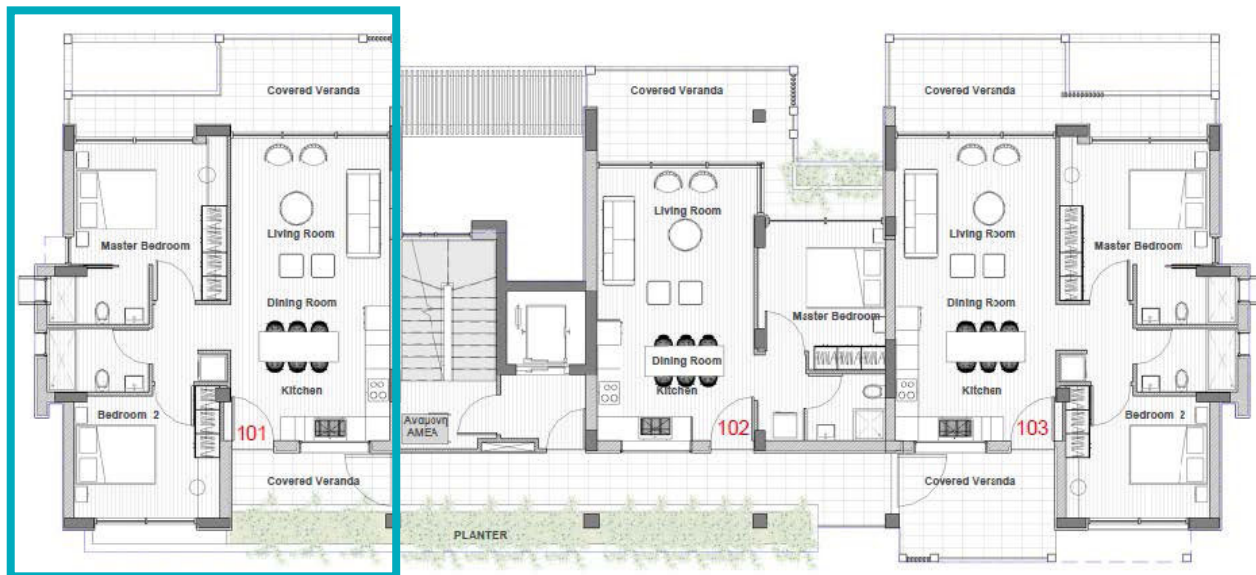
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B101



# PARALIMNI APARTMENTS

PROJECT LAYOUT



# PARALIMNI APARTMENTS

## APARTMENT LAYOUT

BEDROOMS: 2

BATHROOMS: 2

TOTAL COVERED AREAS: 77 m<sup>2</sup>

VERANDAS: 21 m<sup>2</sup>

SWIMMING POOL: Communal

GREEN AREA

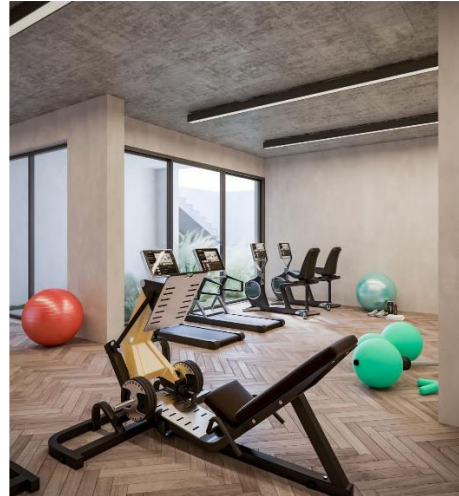
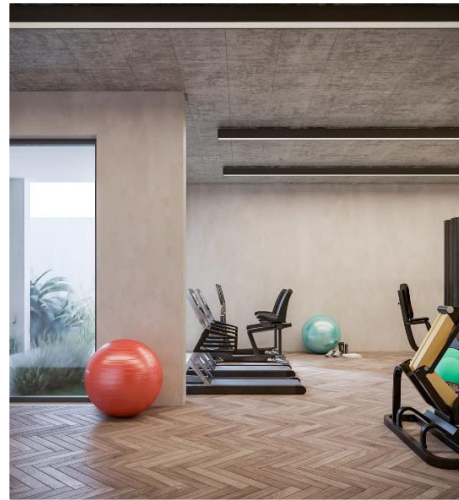
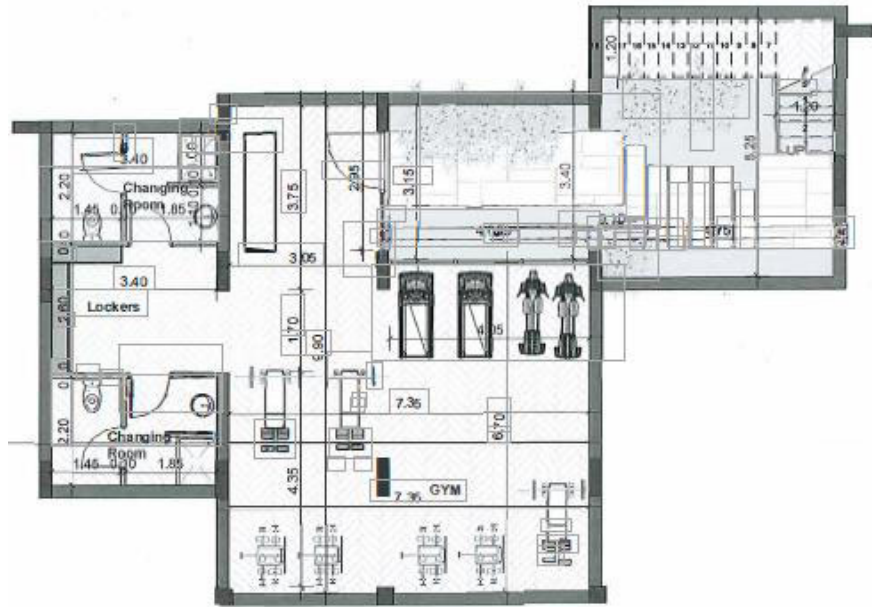
COMPLETION: DECEMBER 2023





# PARALIMNI APARTMENTS

THE INTERIORS



# PARALIMNI APARTMENTS

## FACILITIES

- GYM FACILITIES
- CHANGING AREAS
- LARGE ADULTS SWIMMING POOL
- KIDS SWIMMING POOL
- KIDS PLAYGROUND
- LARGE GREEN AREAS
- STORAGE ROOM FOR EACH APARTMENT
- COVERED PARKING SPACE FOR EACH APARTMENT



# PARALIMNI APARTMENTS

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BLOCK B

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- \* **40% Loan contribution**    € 189.000 x 40% = **€ 75.600**
- \* **60% Loan to value**        € 189.000 x 60% = **€ 113.400**

### LOAN TO VALUE BREAKDOWN – € 113.400

Loan Repayment (Years)	** Interest Rate (%)	Monthly Instalment (€)
10	2.30	1.120
15	2.30	789
20	2.30	624

\* VAT not calculated due to variations.

\*\*Market average and subject to change by the bank.

\*\*\* Permanent Residency scheme is exclude from Cyprus Bank loan, as based on the terms of the scheme the funds should be arriving from other country than Cyprus

## PARALIMNI APARTMENTS

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MORTGAGE

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### Property purchase as low as:

- Contribution € 75.600 + VAT
- Monthly instalments € 624
- Repayment 20 years

## Rental Projection Analysis

2 Bed Apartment  
All White Complex  
Sleeps 5 (2 Double bed & Sofa Bed)



# PARALIMNI APARTMENTS

## PROPERTY RENTALS

### Introduction Year 2023

Month	Estimated Occupancy %	Estimated Occupancy Days	Daily Owner Spot Rate* (€)	Owner Revenue (€)
Jan	0%	0	35	0
Feb	0%	0	35	0
Mar	0%	0	35	0
Apr	17%	5	35	175
May	45%	14	49	686
Jun	70%	21	55	1,155
Jul	87%	27	65	1,755
Aug	90%	28	70	1,960
Sep	77%	23	63	1,449
Oct	65%	20	62	1,240
Nov	47%	14	50	700
Dec	0%	0	37	0
<b>Total</b>		<b>152</b>		<b>9,120</b>

### Growth Years 2024 and after (Average)

Month	Estimated Occupancy %	Estimated Occupancy Days	Daily Owner Spot Rate* (€)	Owner Revenue (€)
Jan	0%	0	35	0
Feb	0%	0	35	0
Mar	19%	6	35	210
Apr	33%	10	35	350
May	74%	23	49	1,127
Jun	87%	26	55	1,430
Jul	90%	28	65	1,820
Aug	94%	29	70	2,030
Sep	87%	26	63	1,638
Oct	74%	23	62	1,426
Nov	60%	18	50	900
Dec	16%	5	37	185
<b>Total</b>		<b>194</b>		<b>11,116</b>

### Estimated Direct Expenses

Utilities (Electricity, Water, Internet etc)	(1,186)
Communal Expenses	(600)
Wear and tear	(100)
Insurance and others	(456)
<b>Total</b>	<b>(2,342)</b>

### NET PROJECTED REVENUE

€ 6,778

### Estimated Direct Expenses

Utilities (Electricity, Water etc)	(1,552)
Communal Expenses	(600)
Wear and tear	(200)
Insurance and Other	(556)
<b>Total</b>	<b>(2,908)</b>

### NET PROJECTED REVENUE

€ 8,208

### Important Notes:

This Analysis is a Projection Analysis based on:

- The current market conditions as of 28/01/2021.

- Lockdowns and travel restrictions due to COVID-19 will end before December 2021 and will not be repeated from 2022 and after.

- the future tourist arrivals as projected by the Cyprus Deputy Ministry of Tourism.

- the fact that the property will comply in full with the Holiday Let Criteria on commencement date (If any equipment is needed, our company can supply and deduct from future revenue)

- the assumption that the property will not present any unusual wear and tear

\* Owner Spot Rates are clear from agency commissions, channel fees, discounts, marketing and advertising costs, guest communication, housekeeping and cleaning costs. Owner is liable to pay all property running costs for example utility bills, communal expenses, wear and tear expenses, property insurance.

-Numbers do not count inflation



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