



## AURELIA RESORT

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## The Project

Aurelia Resort is located amongst the golden corn fields in Pyla Village. Just a 20-minute drive from Europe's awarded best Beach "Nissi Beach", with easy access to the island's motorway network and only a 20-minute drive to Larnaka City Centre & Larnaka International airport. The project offers a wide range of Studio, 1-bedroom & 2- bedroom units.

### Communal Facilities in the project:

- Gated Development
- Swimming Pool
- Children's Pool and Playground
- Pool Bar/Cafeteria
- Gym/Sports Facilities
- Landscaped Gardens/Park
- Parking Spaces (one per unit)
- Club House

### Aurelia Prices include:

Our offer is a turn key solution. The prices include:

- Thermal aluminum profiles with double-glazing for windows
- Solid timber entrance doors
- Kitchen worktop with granite
- Sills and thresholds with marble
- Water pressure system and 1000 lt. capacity PVC water tank with solar panels
- Full installation and commissioning of A/C units
- Sanitary fittings
- Furniture
- Electrical Appliances

### Extra Services

The following services / extras can be offered to the clients:

- False ceilings depending on project progress and/or height of building
- Burglar and Fire alarm system - Budget Cost €1,500

## Purchase Expenses:

- Unit price + Applicable V.A.T<sup>1</sup>
- In-house lawyer fees are included

### Other expenses:

- Stamp Duties (0,2% of the purchase price)
- Land Registry Registration Fees (€50)

## Payment Stages:

Stage	% Of Payment
Deposit	30
Foundations	10
Structural Frame	10
Brickworks	10
Plastering and Rendering	10
Flooring	10
Aluminium Works	10
Delivery	10

**Expected Delivery Date:** 30/12/2022 with 3 months grace period.

## Financing Options:

Non-EU	EU
50%	60%
Through a Local Bank	

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<sup>1</sup> Applicable VAT: Based on the current regulations, the VAT for buyers that have no other properties in Cyprus and only for one unit is 5% on the selling price. Those that are not eligible for the reduced VAT, the applicable VAT corresponds to 19% on the selling price. For reduced VAT (5%) an application is submitted to the relevant authorities, this is included in our services.

## Property Management:

### Maintenance

The cost of maintenance is 0,60 € -0,75 €/sm.

### Rental Options

Option A	Option B
6% fix net yearly Return on investment guaranteed by Orbiton Enterprises Ltd.	Property management by Urbanica Hospitality under Quality Group. Short term – Long Term Rentals Fee 10% on income