

РНОЙ ФОНД

таментов 5 типов - Студия, Комбинированная Студия, Большая Студия, инатный апартамент, Трёхкомнатный апартамент

| № номера | Количество | Номер апартаментов | Спальные Места | Комментарий |
|----------|------------|--------------------|----------------|---|
| Студии | 2 | 101,102 | 2 | 1 Двухспальная кровать |
| Студии | 1 | 103 | 2+2дети | 1 Двухспальная кровать + 1 Двухъярусная кровать |
| Спальни | 1 | 104 | 4 | 1 Двухспальная кровать+ 2 Односпальные кровати |
| Студии | 2 | 202,203 | 4/4+1 | 1 Двухспальная кровать+ 2 Односпальные кровати (206+1раскладушка) |
| Студии | 1 | 301 | 2+1 | 1 Двухспальная кровать +1 раскладушка |
| Спальни | 2 | 302,303 | 5 | 1 Двухспальная кровать+ 3 Односпальные кровати |
| Спальни | 2 | 304,305 | 4+2 | 1 Двухспальная кровать+ 2 Односпальные кровати диван/кровать |

For sale hotel of 730 sq

Cyprus, Paphos

Price: € 1 400 000

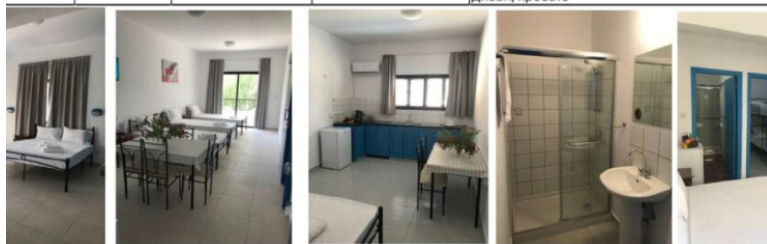
Object type: Hotel

Bedrooms: 18

Land area: 522 m2

Area: 730 m2

Category: For sale



APARTMENTS INVENTORY

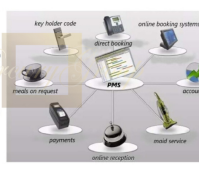
Rooms of 5 types - Studio, Combi studio, Big Studio, One Bedroom, Two Bedroom

| Type of apartment | Quantity | Apartment number | Sleeping places | Description |
|-------------------|----------|------------------|----------------------|---------------------------------------|
| Studio | 2 | 101,102 | 2 adult | 1 double bed |
| Combi Studio | 1 | 103 | 4 adult | 1 Double bed + 1 Bunk bed |
| 1 Bedroom | 1 | 104 | 4 adult | 1 Double bed + 2 Single beds |
| Big Studio | 2 | 202,203 | 4 adult | 1 Double bed + 2 Single beds |
| Studio | 1 | 301 | 2 adult | 1 Double bed + 1 sofa/bed(101) |
| 1 Bedroom | 2 | 302,303 | 4 adult | 1 Double bed + 3 Single beds |
| 2 Bedroom | 2 | 304,305 | 4 adult + 2 children | 1 Double bed + 2 Single beds + 1 sofa |



УПРАВЛЕНИЕ И АВТОМАТИЗАЦИЯ

полностью автоматизированная система управления отелем (PMS) позволяет эффективно управлять всеми аспектами работы отеля: бронированием, приемом, обслуживанием гостей, инвентарем, отчетами и многое другое. Система интегрирована с популярными сервисами для бронирования и оплаты, что позволяет гостям бронировать и оплачивать проживание онлайн. Система также поддерживает интеграцию с другими сервисами, такими как бухгалтерия, маркетинг и т.д.



Management and automation

fully implements a hotel without permanent staff. system Property Management Service automatically controls and distributes. through direct bookings and through booking agencies commission-booking. is for accounting. be to the needs to prepare rooms, change bed linens, cleaning. Lock boxes at partner calls at the site. or accommodation is charged remotely credit cards through a payment.



For sale hotel of 730 sq.meters in Paphos. The hotel has 2 levels. The first floor consists of 7 bedrooms, 4 living rooms with kitchen, 2 living rooms, 6 shower WC. The second floor consists of 11 bedrooms, 5 living rooms with kitchen, 5 shower WC. There are solar panels for water heating and air conditioning. The owners will be leaving the furniture with the sale. Extras included with the property: parking space, garden. The property boasts a shared swimming pool. Aparthotel is superbly located in the center of Paphos within walking distance from equipped beaches, shopping centers, tourist activities, historical sights. There is a bus stop opposite the entrance to the aparthotel. From there in less than an 1 hour you can reach such iconic places as Aphrodite's Stone, Coral Bay and the Troodos Mountains. What is also very important is that the hotel can be easily reached from the airport by public transport in just 30 minutes. Competitive Advantages: •Pool - in this segment and location is a unique advantage that is absent from all competitors. •Thanks to the combined use of seasonal prices and the target consumer, this apart-hotel loading accounts for 75% of the number of rooms on average per year. •Higher incomes, since the implementation of the "Hotel without personnel" idea and the high automation of business processes significantly reduce fixed costs. Prospects: The Government of the Republic of Cyprus since 2020 introduced a number of changes to the tourism legislation of the country. In particular, the conversion of basements to accommodate tourists is now permitted. This relaxation makes possible to equip in this apart-hotel an additional four double rooms. Thus, revenue will increase by 31%, which may bring an additional profit. Subject to the mentioned scenario conditions. In 2021, in accordance with the new law, it became possible to build on one more floor. This will increase the number of rooms for 12 double rooms, which will give an increase on revenue.

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