

A ready home. A written scope.

A clear starting point for owners in Kyrenia and the existing surrounding service areas. Confirm the property-specific scope and terms in writing before launch. This prospectus is not a contract, earnings forecast, legal advice or tax advice.

1 · Assess and agree

Review the home, owner goals and responsibilities. Agree the written scope, access arrangements, owner dates and property costs.

2 · Prepare the home

Arrange keys and safe access; document inventory and condition. Check water, air conditioning, Wi-Fi, pool and garden readiness. Coordinate cleaning, staging and actual property photographs.

3 · Activate when ready

Prepare the listing and editable pricing. Each channel activates only once connected and the home is guest-ready. Timings depend on readiness, owner approvals and the platform, not guaranteed launch days.

4 · First stays and reporting

Coordinate guest communication, check-in and turnover. Reporting and payouts follow confirmed records and the agreement; no fixed payout day or guaranteed earnings is promised.

One service. Transparent responsibilities.

The BCH 30% management service

BCH receives 30% of net accommodation revenue: the nightly accommodation amount after the platform host fee. The owner keeps 70% of that net accommodation, before property costs and tax. This is not a split of every guest payment. Platform fees depend on the listing's actual fee structure.

Cleaning and property costs

Guest-paid cleaning fees fund turnover and pass through separately; they are not accommodation income in the split. Owners pay agreed property costs separately, including utilities, internet, insurance, applicable taxes, furniture, replacements, approved repairs and licence or compliance costs. Confirm responsibilities in writing.

Asset care and approvals

BCH coordinates documented triage and local vendors, with condition evidence and invoices. Agree a property-specific spending limit. Larger non-emergency work requires owner approval first. Repair outcomes are not guaranteed. Insurance cover must be confirmed separately with your insurer.

Emergency and damage boundaries

For life-threatening emergencies, contact local emergency services first, then BCH. Supported damage claims depend on platform rules, evidence and limits; recovery is never guaranteed. Actual repair work follows the agreed scope.



BEAUTIFUL CYPRUS HOMES

Owner prospectus · English · 2026-10-20

Clear information for your decisions.

Owner portal scope

Assigned homes, availability with an as-of time, expected bookings from host notifications, and published statements are distinct views. Calendar feeds show unavailable dates, not prices or earnings. Expected Airbnb host payouts are before BCH management, property costs and tax: not owner share or recorded payment. Missing figures stay unavailable, not zero.

Currencies and planning examples

Public planning examples use illustrative USD assumptions, not foreign-exchange conversion or calibrated local rental data. Private reports retain their real source currency. Any conversion requires a documented rate and cost. The public \$595.00 owner-share preview is an illustration, not actual earnings.

Request a conversation

Choose an on-site walkthrough or a remote call and suggest a future time in Cyprus local time (Asia/Nicosia). A request is not confirmed until BCH replies. Send an approximate area or public listing link and short contact context; do not send deeds or passport documents.

Contact and public references

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