

SONNENWOHNEN
LIMITED, CYPRUS

PROPERTY MANAGEMENT · PAPHOS, CYPRUS

Your property in Paphos. In safe hands.

Holiday rentals and property management from a single source – for owners who want strong returns without the hassle.

PERSONAL. TRANSPARENT. ON SITE.

+357 979 40 367
www.sonnenwohnen.cy

Our Services

From the first booking enquiry to the final clean: we take care of **everything between your property and happy guests** – professionally, on site and with clear accounting.

Holiday Rentals & Marketing

- Listings on Airbnb, Booking.com and FeWo-direkt with professionally written descriptions
- Dynamic pricing and price synchronisation across all platforms
- Guest communication and personal check-in – included in the price



Operations & Care On Site

- Cleaning and laundry service after every guest turnover, airport transfer on request
- Regular property inspections by our team in Paphos
- Maintenance and coordination of tradespeople, pool and garden service



Accounting & Transparency

- Monthly reports and direct payouts – no administrative effort for you
- Support with the registration of your short-term rental
- Personal contacts in Cyprus and Austria, always a call away



Your property, visible everywhere: • **Airbnb** • **Booking.com** • **FeWo-direkt**

SONNENWOHNEN LIMITED, CYPRUS

Two ways. One goal: your return.

Every property and every owner is different. That is why we offer you the choice between **maximum earning potential** and **maximum predictability**.

MOST POPULAR

MODEL A

Full-Service Commission Model

We handle the entire day-to-day business: listing creation (Airbnb/Booking), dynamic pricing, guest communication, check-in and cleaning coordination.

Your income: You receive the full gross booking income, minus a fair commission for our complete service.

Full potential for top returns

PREDICTABLE

MODEL B

Rent-to-Rent (Master Lease)

We rent your apartment on a long-term basis and sublet it commercially to tourists at our own risk.

Your income: You receive a contractually agreed long-term rent on time every month – independent of seasonal fluctuations.

Fixed cash flow, no letting risk

	A · FULL-SERVICE	B · RENT-TO-RENT
Income	Gross booking income minus commission – depends on bookings	Fixed monthly rent as agreed in the contract
Occupancy risk	With the owner, with the chance of higher returns	With Sonnenwohnen
Personal use	Flexible at any time	As agreed in the contract
Ideal for	Owners who want to maximise returns and use their property themselves	Investors seeking planning security and passive income

HOW WE GET STARTED – IN 4 STEPS

1

Initial consultation

In person in Paphos or Austria, or conveniently online.

2

Offer & contract

We recommend the right model and put everything in writing.

3

Getting ready

Listings, prices and set-up – we prepare your property.

4

First booking

Your property starts working for you – with a monthly report.

Why Sonnenwohnen?

SONNENWOHNEN LIMITED, CYPRUS



Bernd & Jonas Pichlbauer

We live here, work here and invest here.

1. **On site in Paphos**
   Our family lives on the island. If anything comes up, we are there in minutes – not after the next flight.

2. **Investors ourselves**
   We own properties in Paphos ourselves and know from experience what matters in letting and managing them.

3. **8 years of experience**
   We have been renting on Airbnb for 8 years, and since 2019 as Sonnenwohnen in Austria – with outstanding guest reviews.

4. **Full transparency**
   Monthly statements, clear terms and a direct line to your contact person.

OUR EXPERIENCE IN NUMBERS

9.8 /10	5.0 ★	8 years	100 %
Booking.com Traveller Review Award 2024 (top score)	Airbnb Superhost, overall rating	Experience in managing holiday properties	Response rate to our guests

Source: Booking.com Traveller Review Awards 2024 and Airbnb profile, Sonnenwohnen properties in Vienna.

Your property will soon be working for you.

Bernd Pichlbauer, LL.B., BA
Director · Sonnenwohnen Limited
Paphos, Cyprus

T +357 979 40 367
T +43 664 380 49 82
@ cyprus@sonnenwohnen.com

Jonas Pichlbauer
Managing Director
Sonnenwohnen GmbH · Vienna

T +43 681 20617868
@ jp@sonnenwohnen.at

Book a consultation

www.sonnenwohnen.cy

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