

Does holiday letting pay off for your property?

Lexo Klartext answers exactly this question: whether holiday letting at your location brings more than a long-term let, after all costs and with the risk in mind.

FOR	PROPERTY	LOCATION	DATE
Mr Example	2 bedrooms, up to 4 guests	Limassol, near the seafront	4 Oct 2026

OUR VERDICT

Yes, with conditions.

In our realistic calculation, holiday letting brings about **€279 more per month** than a long-term let. Demand is good. The buffer is small, though: if the first year goes worse than expected, you are left with less than a long-term let would bring. This applies if you **manage the property yourself**. With a management company it does not yet pay off for your property in the first year.

THE KEY FIGURE

Holiday letting clearly pays off for you from **61% occupancy** over the year, if you manage it yourself. Realistically that leaves about **€279 more per month** than a long-term let. We expect **64%** in the first year; similar properties nearby are **71%** booked over the next 60 days.



MANAGE IT YOURSELF OR HAND IT OVER?

	MANAGE YOURSELF	WITH LEXO CO-HOSTING
More than a long-term let per month (realistic)	+€279	-€14
Range per month, cautious to good	-€215 to +€569	-€426 to +€227
Clearly pays off from occupancy	61%	73%

Expected occupancy is 64%; similar properties are currently at 71%. Lexo co-hosting costs 15% of the payout, excluding the cleaning fee.

1 IS THERE DEMAND AT YOUR LOCATION?

Green: good demand

We compared 8 holiday rentals near you with the same size and number of guests. They are well booked and collect reviews regularly, which shows real bookings. Demand is strongly seasonal: busy from June to September, quiet in winter.

Similar holiday rentals nearby	41
Compared in detail	8
Booked, next 60 days (median)	71%
Reviews per year (median)	16
Guest rating (median)	4.8 of 5

2 WHAT CAN YOU CHARGE, AND WHAT IS LEFT?

Recommended price per night

	HIGH SEASON	MID SEASON	LOW SEASON
First year, no reviews yet	€151	€111	€73
From year two, with good reviews	€168	€124	€81

Plus a cleaning fee of €70 per booking. Guests here stay 4 nights on average.

Revenue over the year, realistic case



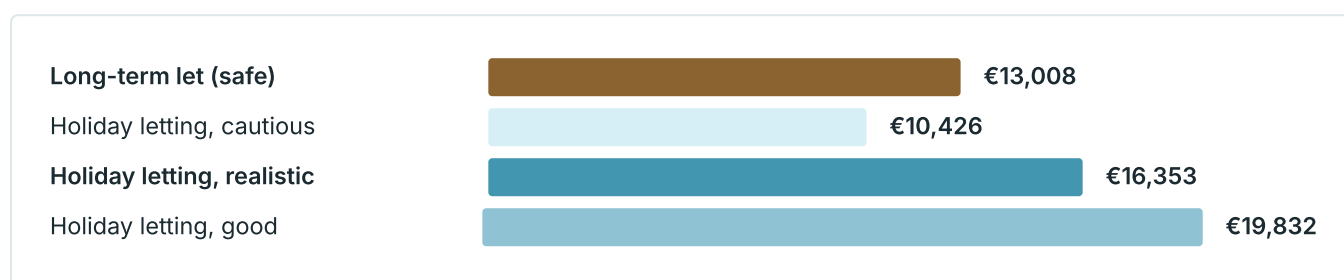
The calculation in three cases, first year

	CAUTIOUS	REALISTIC	GOOD
Booked nights	186	232	259
Occupancy	51%	64%	71%
Nights	€19,977	€27,746	€32,306
Cleaning fees paid by guests	€2,889	€3,611	€4,035
Revenue incl. VAT	€22,866	€31,357	€36,341
VAT (9%)	€1,888	€2,589	€3,001
Airbnb fee (15.5%)	€3,544	€4,860	€5,633
Cleaning and laundry	€1,857	€2,322	€2,594
Consumables	€330	€413	€461
Running costs of the property	€3,960	€3,960	€3,960
Furnishing, spread over 5 years	€860	€860	€860
Profit per year, before income tax	€10,426	€16,353	€19,832
Long-term let per year	€13,008	€13,008	€13,008
Holiday letting brings more per year	-€2,582	€3,345	€6,824

Cautious: 10% lower prices and 20% fewer bookings. Good: 5% higher prices and 15% more bookings. All figures before income tax. Above €15,600 revenue in 12 months, VAT registration is mandatory in Cyprus, so VAT at 9% is deducted here.

3 IS IT WORTH IT COMPARED WITH A LONG-TERM LET?

A long-term let at €1,200 a month brings you about **€13,008 a year**, safely and with almost no work. This is how holiday letting compares:



Holiday letting beats the long-term let in the realistic and the good case. In the cautious case you are left with less. That is why our verdict is **"Yes, with conditions"**.

The conditions

1. **Reach at least 61% occupancy.** That is realistic at your location, but only with a strong listing: good photos, complete equipment, fast replies.
2. **Manage it yourself.** With Lexo co-hosting (about €3,517 commission a year) you would be at -€14 a month compared with a long-term let in the realistic case, so roughly level. For management to pay off, your property needs about 73% occupancy.
3. **Get through the first year.** Without reviews, prices are lower. From year two the profit rises if the reviews are good.

The three biggest risks

- **Stricter rules.** Authorities can tighten the rules for short-term rentals. Then only the long-term let remains.
- **A weak season.** Most of the revenue comes from June to September. A weak summer hits the whole year.
- **Higher costs.** If cleaning and running costs rise by 20%, your lead in the realistic case shrinks from €3,345 to about €2,089 a year.

WHAT YOU NEED TO CLARIFY BEFORE YOU START

Klartext does not check these points. They decide, however, whether you may let to holiday guests at all. Clarify them before you spend money on furnishing.

- ☐ **Deputy Ministry of Tourism:** Registration is mandatory before you advertise or let. You need a tax identification number and insurance. The registration number must appear in every listing.
- ☐ **Building and management committee:** Do the building rules allow short-term letting? Ask the management committee.
- ☐ **Tax Department:** Declare the rental income in your tax return. Above €15,600 revenue in 12 months, VAT registration is mandatory (9% on short-term accommodation). Best to speak briefly with a tax adviser.
- ☐ **Insurance:** At least fire and civil liability insurance, which is also required for the registration. Check that it covers letting to holiday guests.
- ☐ **Safety:** Smoke detector, fire extinguisher and first aid kit in the property.
- ☐ **Condition of the property:** We have not assessed the condition. Have air conditioning, electrics and any damp checked before you start.

YOUR NEXT STEPS

You start yourself

Lexo Guest Ready contains everything for the start: setup checklist, supplies list, photo briefing, cleaning checklist, guest messages, house manual and listing settings. €49.

Hand it over later

If after the first year your property runs at 73% occupancy or more with good reviews, management pays off too. Get in touch then and we will recalculate it with your real figures.

In the call (20 minutes by video) we go through your result together. Then you decide in peace.

HOW WE CALCULATED

Based on 8 comparable holiday rentals on Airbnb near you (prices, calendars, reviews, minimum stay, cleaning fee), your answers in the questionnaire and local costs. Airbnb fee 15.5% of the booking amount. Furnishing €3,000 to €5,000, calculated with the middle value and spread over 5 years. Long-term let with 3% vacancy and the costs you carry yourself as landlord.

Important: All figures are estimates based on comparable listings, before income tax. They are no guarantee, no survey of the property and no tax or legal advice.