



VOUNAROS VILLAS

5-Vounaros

Nestled at the foothills of the mountains near Ypsonas, the **Vounaros project** offers two exclusive indented villas designed for those who seek harmony between nature and urban living.

Each villa is set on a spacious **609m² plot**, with internal areas ranging from **164m²** to **197m²** and total covered areas of up to **289m²**.

These contemporary homes are built to the highest standards of energy efficiency, boasting an **A+** energy certificate, a **4.5kW photovoltaic system**, **thermal aluminum**, and **8cm-thick thermal insulation** for optimal comfort and sustainability.

Surrounded by the serenity of lush pine trees yet only a **4-minute drive** from the highway, Vounaros offers the perfect **balance** of tranquility and connectivity.

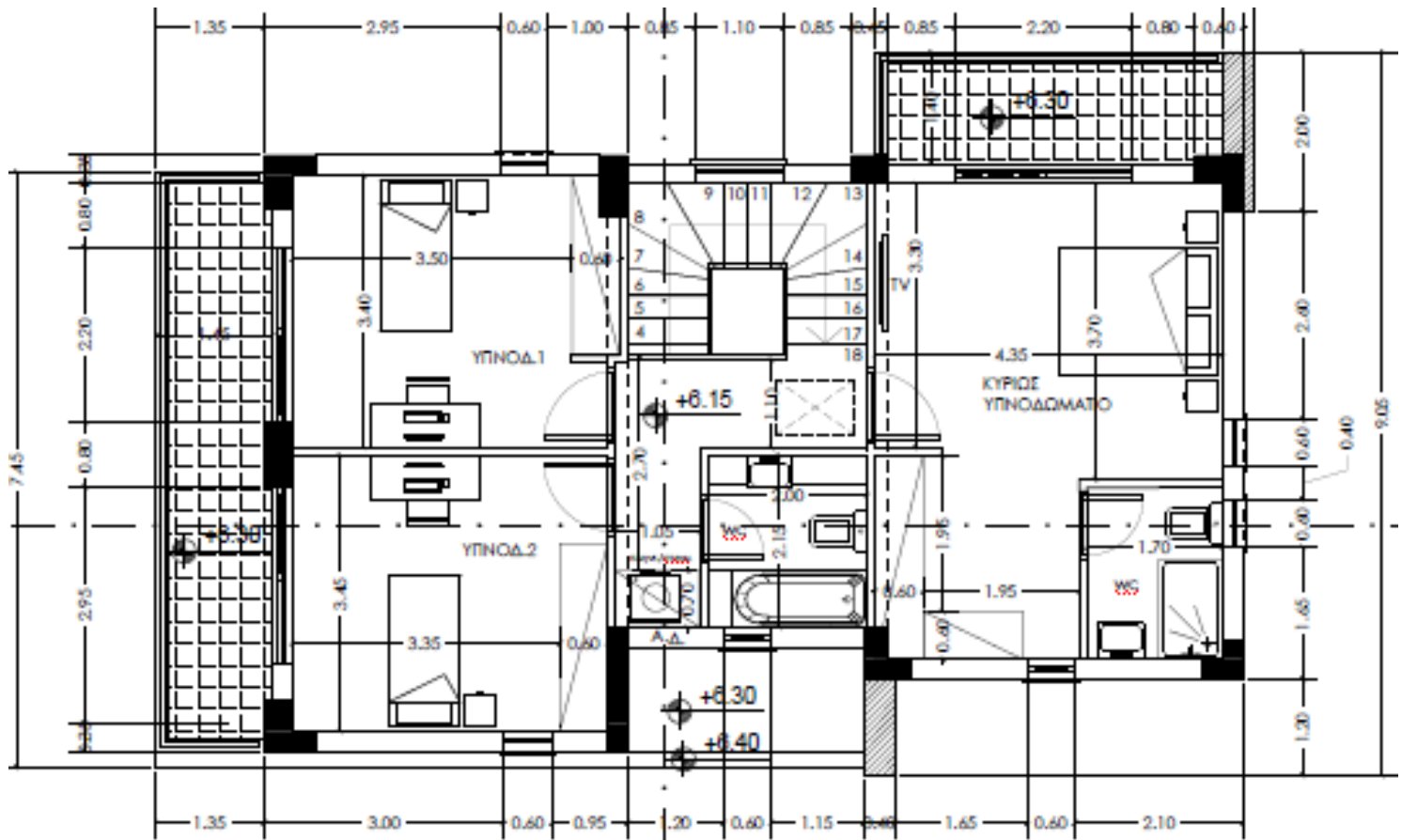
Experience modern elegance, energy efficiency, and the beauty of nature — all in one place.

ΚΑΤΟΙΚΙΑ 1
ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ

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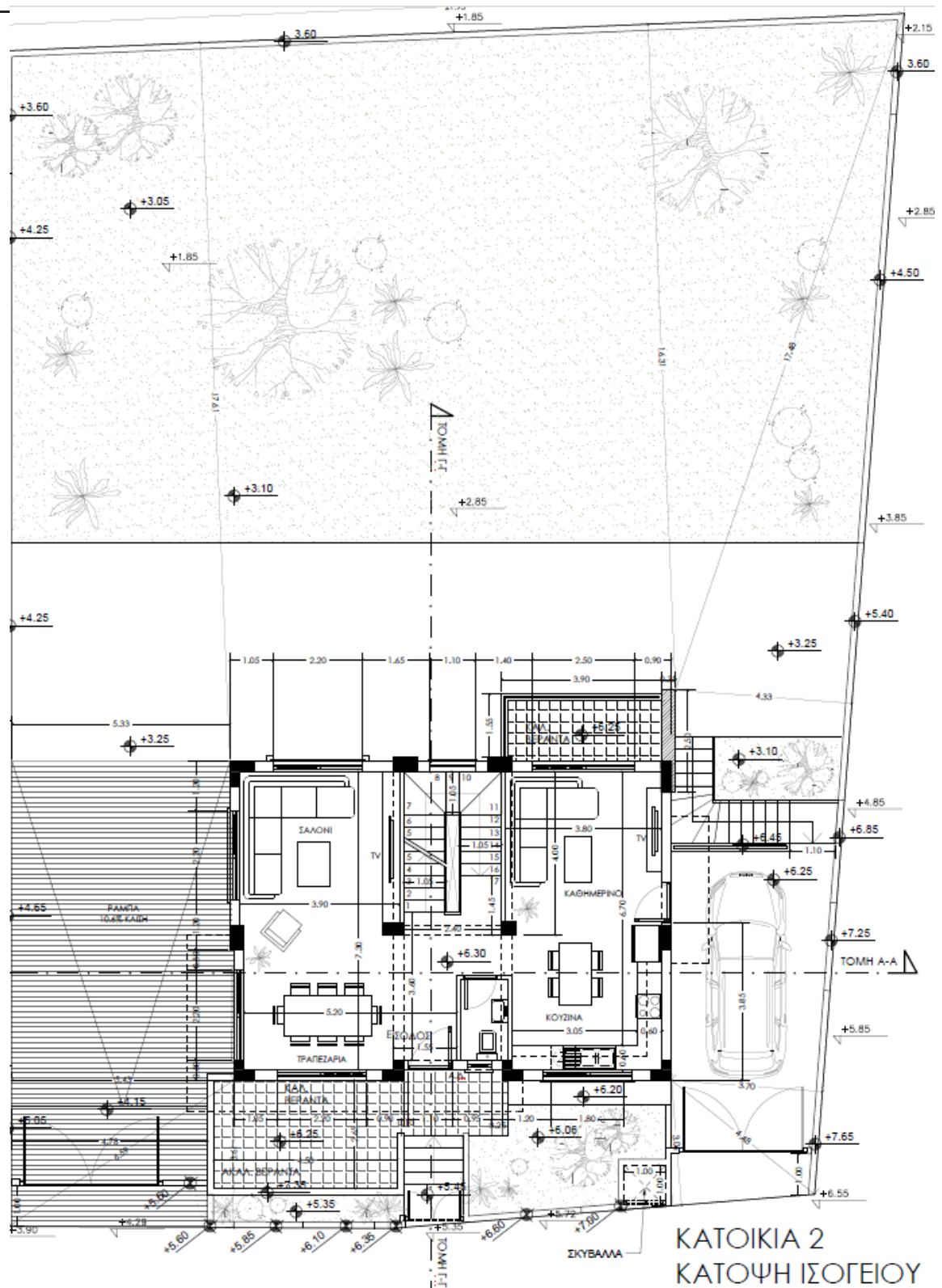
Villa A

1st Floor



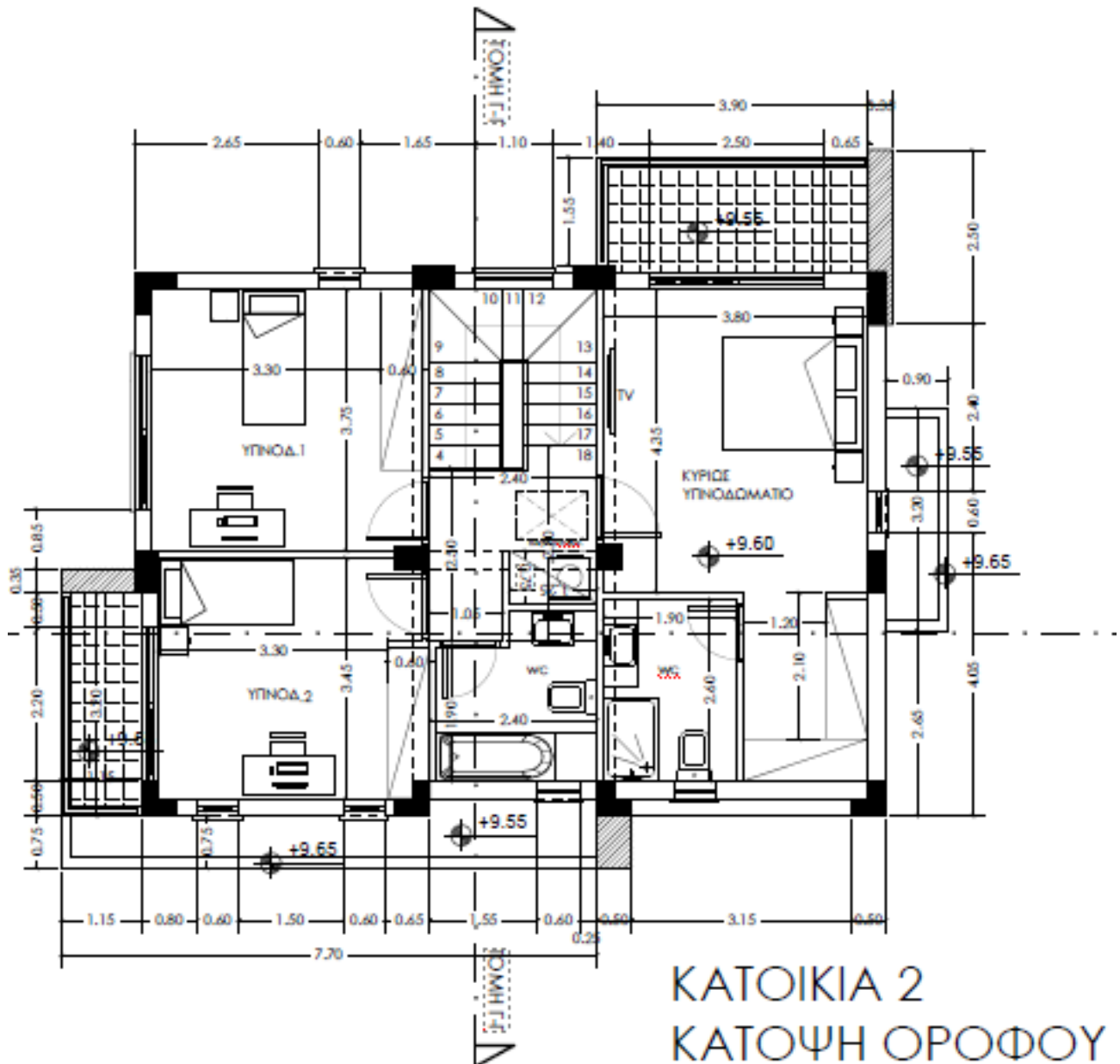
ΚΑΤΟΙΚΙΑ 1
ΚΑΤΟΨΗ ΟΡΟΦΟΥ

Villa B Ground Floor



Villa B

1st Floor



Construction Specifications

Project code: 5 – Vounaro's Villas

1. Structure:

The structural elements will be reinforced concrete according to the structural drawings.

2. Walls:

Will be made of bricks (external walls are 25cm, internal walls are 10cm)

3. Plastering:

- Internal Walls (Wherever is applicable): The walls will have 2 coats of plaster, 3 coats of rendering spatula and 3 coats of emulsion paint.
- Ceiling fair face: It will be rendered by 3 coats of spatula and painted over with 3 coats of emulsion paint.
- External Walls: The walls will be covered with thermal insulation of 8cm (polystyrene) and painted over with acrylic grafiato.
- Fair face surfaces: The remaining fair face elements from the internal side of the boundaries of the property will be painted over with acrylic grafiato.

4. Flooring

Indoors:

- In bathrooms and WC's, floors and walls will be covered with ceramic tiles priced at €25/m². The tiles of the walls in those rooms will be covered up to the height of 2.10 m.
- The bedroom's floors will be covered with laminate parquet value at €25/m².
- The rest of the remaining areas will be covered with ceramic tiles priced at €25/m².
- In the kitchen, tiles will be placed at the backwash with value of €25/m².
- Stair's cover will be of value at €35/step

Outdoors:

- The verandas will be covered with ceramic tiles priced at €15/m².

5. Timber Elements:

Single-wing entrance door made of Iroko wood at value of €1500. Kitchen's cupboards along with W.C.'s, bathroom's and laundry's will be at value of €205/*m*. Bedroom's cabinets will be at value of €185/*m*. Internal doors will be at value of €330. The worktop of the laundry will be of value €60/*m*.

6. Granite:

The kitchen's, W.C.'s and the bathroom's worktop, will be covered with granite of value €140/*m*

7. Handles:

The door handles and cabinets' handles will be of value up to €500.

8. Sanitary Articles:

The sanitary articles will have a total value of €2500.

9. Electrical Installation:

Complete electrical installation according to the electrical study. Sufficient lighting points and sockets in every room. Regular light bulbs will be used. All electrical sockets will be 'Legrand' brand of white color.

10. Railing:

- A railing made of transparent laminate glass will be placed on the verandas.
- Parking entrance metal doors of value €800 with provision for electric gate opening.
- Staircase hand railing of transparent glass at value of €500.

11. Aluminum:

The external doors, sliding doors and windows will be made of aluminum Thermal type of silver color with double glasses (i-plus light 4mm and clear 5mm).

12. Plumbing:

Solar water heater of 160 liters capacity. Water tank of 1 ton capacity. Water pressure pump will be installed on the roof. The total cost of equipment will be at value of €1300.

13. Electrical Heating and A / C:

There will be provision for electrical heating and air conditioning in every main room, according to the air-conditioning study.

14. Water insulation:

Asphaltic membrane will be installed on the roof, all verandas of 1st floor and the ground floor.

15. Electric Shutters:

Electric shutters will be installed in the bedrooms of the 1st floor.

16. Energy Performance:

The structure will have Energy Performance Certificate Class “A+” (EPC).

17. Photovoltaic System (PV):

There will be a photovoltaic system installed of kw.

Price List

Project Code: 5 – Βούναρος (Υψωνας)

Villa A:

Plot Area (m2)	Basement	Ground Floor (m2)	1 st Floor (m2)	Total Internal Area (m2)	Covered Verandas (m2)	Parking	Total (m2)	Price (€)
606	-	82	82	164	47	2	211	504,000

Villa B:

Plot Area (m2)	Basement	Ground Floor (m2)	1 st Floor (m2)	Total Internal Area (m2)	Covered Verandas (m2)	Parking	Total (m2)	Price (€)
607	31	83	83	197	92	3	289	620,000

* All prices **exclude** VAT



