



YPSONAS VILLAS

4-Ypsonas

Located in a **peaceful family neighborhood** in Limassol, this exclusive project features **two elegant 4-bedroom villas** that combine modern living with unparalleled comfort. Each villa offers **184m² of internal space** and sits on a plot of up to **319m²**, providing large room for a luxurious lifestyle.

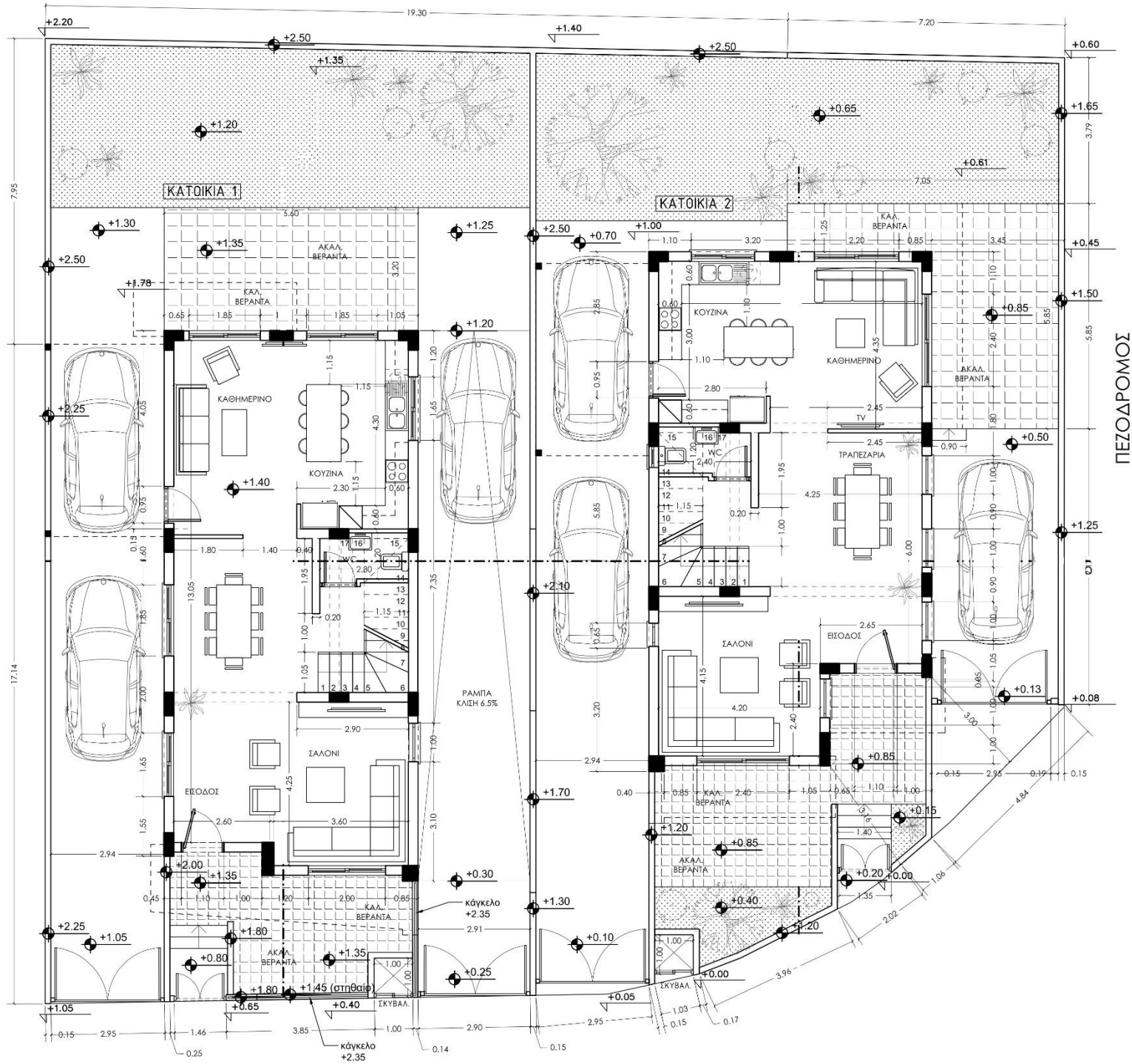
Designed for families, the location is **quiet and safe**, situated on a **dead-end road** next to a **green area and a park**, with views overlooking Limassol.

Key features include:

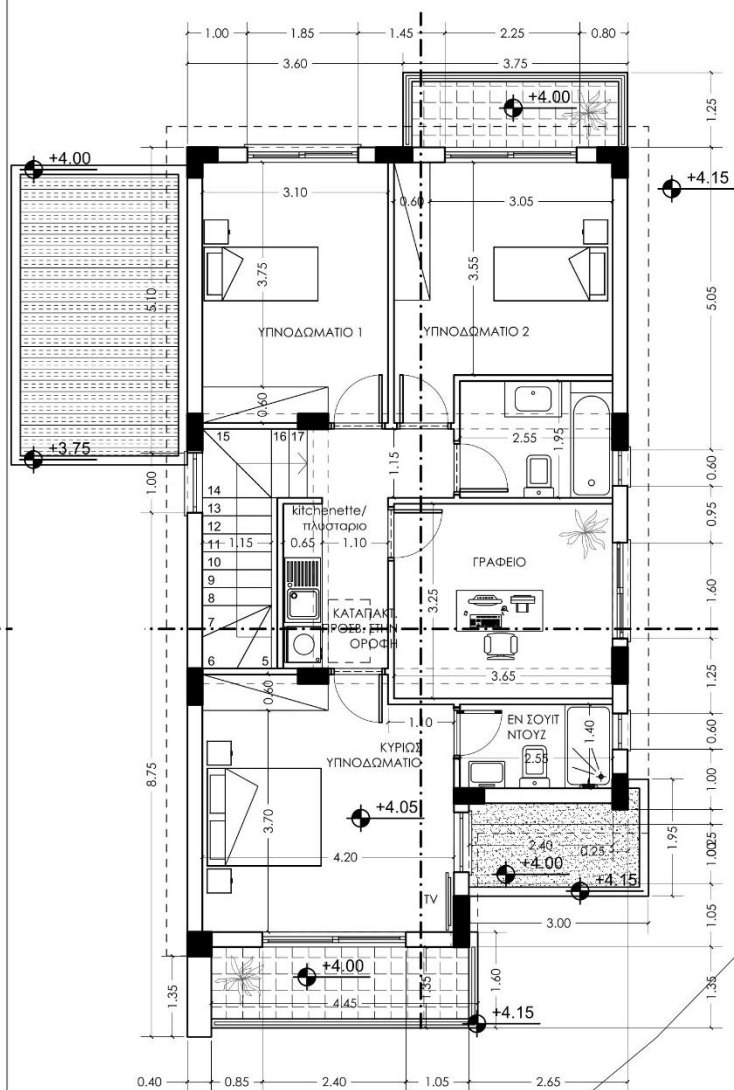
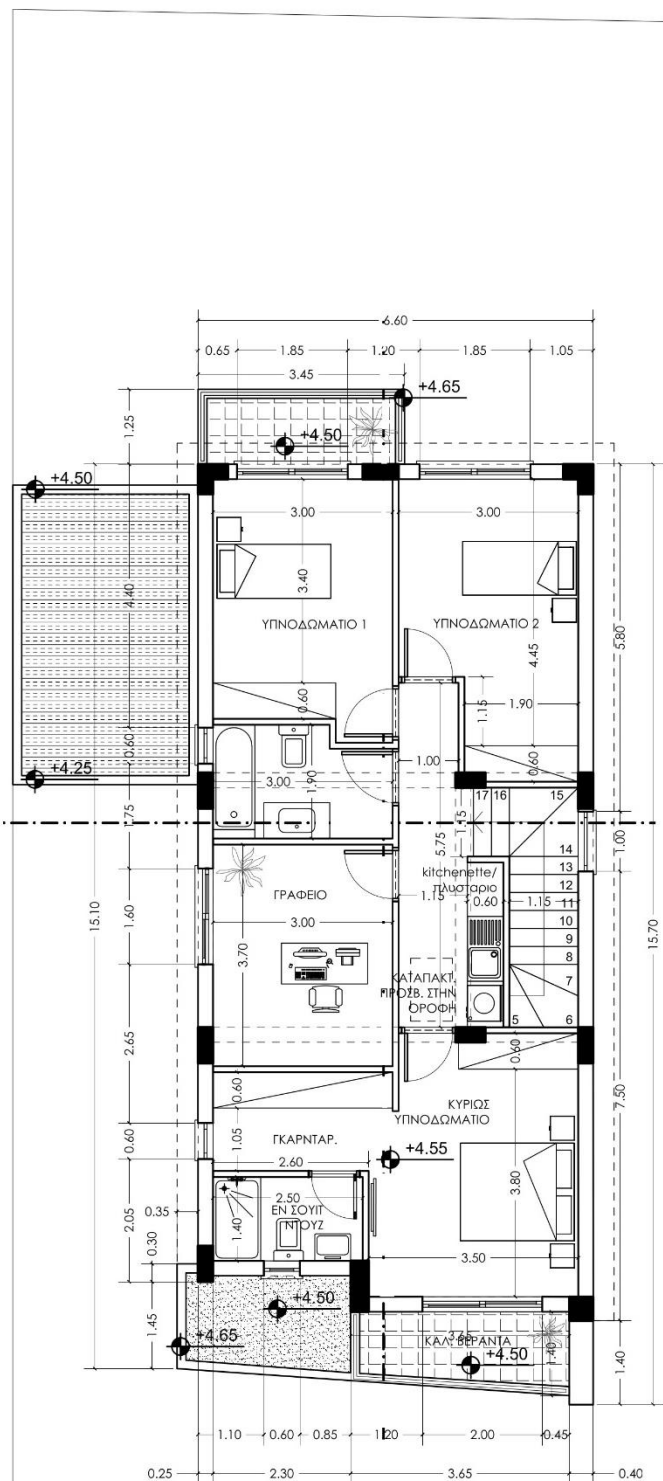
- **Energy Efficiency A+ certification** for sustainable living.
- **Thermal aluminum frames and thermal insulation** for year-round comfort.
- **Electric shutters**
- **3kW photovoltaic system**
- **High-end finishes and the highest quality materials** throughout.

This project is the perfect blend of luxury, practicality, and tranquility, offering an ideal setting for your dream home in Limassol.

Ground Floor



1st Floor



Construction Specifications

Project code: 4 – Ypsona's Villas

1. Structure:

The structural elements will be of 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 και 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 3kw.

Price List

Project Code: 4 – Ypsonas

Villa A:

Plot Area (m2)	Ground Floor (m2)	1 st Floor (m2)	Total Internal Area (m2)	Covered Verandas (m2)	Parking (m2)	Total (m2)	Price (€)
319	92	92	184	26	16	226	495,000

Villa B:

Plot Area (m2)	Ground Floor (m2)	1 st Floor (m2)	Total Internal Area (m2)	Covered Verandas (m2)	Parking (m2)	Total (m2)	Price (€)
308	92	92	184	26	15	225	495,000

* All prices **exclude** VAT



