

Nestled at the foothills of the mountains near Ypsonas, the project offers two exclusive villas designed for those seeking the perfect blend of nature and modern living.



Each villa sits on a spacious 609m<sup>2</sup> plot, with internal areas ranging from 164m<sup>2</sup> to 197m<sup>2</sup> and total covered areas of up to 289m<sup>2</sup>. Built to the highest standards, these A+ energy-efficient homes feature a 4.5kW photovoltaic system, thermal aluminum, and 8cm-thick insulation for ultimate comfort and sustainability.

Surrounded by lush pine trees yet just 4 minutes from the highway, Vounaros provides a serene retreat without sacrificing convenience. Experience elegance, efficiency, and nature— all in one pl...

Property Info		Plot / Area Info		Additional info	
Covered Area	289	Plot area	607	Reference Number	235103
Covered Veranda	92			Property type	House
Floor Number	3			Condition	Under Construction
Energy Efficiency	A			Bathrooms	3

**Amenities** **Location**  
**Location:** Ypsonas **Region:** Limassol  
 Coordinates: **34.6882836 / 32.9612103**

## Price: €620 000 + VAT

VAT for this property is **€72,748** or **€117,800**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 145.00/m²</b>		

## Representative: MySpace

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## Price change history

€620 000 on Feb 18, 2025

