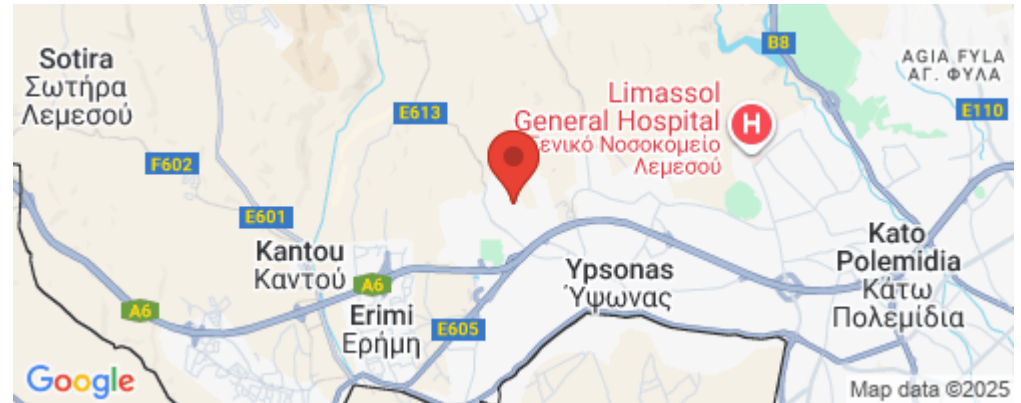


This beautifully designed villa offers 240 m² of covered space on a private plot, combining energy efficiency, modern aesthetics, and high-quality materials. Built with a focus on sustainability and year-round comfort, it includes German ClimaPlus insulation, an Austrian 3KW photovoltaic system, and Italian waterproofing solutions.



Interior finishes feature Belgian Quick-Step waterproof parquet (lifetime warranty), a full suite of BOSCH appliances, DAIKIN air conditioning, and Sonoff smart home automation. The façade can be customized with HPL panels, natural stone, or wood cladding, allowing for a tailored architectural identity.

The villa comes with a 2-year constructi...

Plot / Area Info

Additional info

Covered Area	240
Total Number of Floors	2
Energy Efficiency	A

Plot area	168
Parking	Covered, Yes

Reference Number	8081
Property type	House
Condition	Under Construction

Amenities

Location

- Parking

Location: Ypsonas

Region: **Limassol**Coordinates: **34.699257390677 / 32.942987694553**

Price: €550 000 + VAT

VAT for this property is **€56,375** or **€104,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 292.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
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Price change history

€550 000 on Jul 26, 2025

