

FEATURES:

-  Sea view
-  Spacious plot with a big green area
-  Ceiling heights – Ground floor 3:3.5 m, First floor 3:3.9 m
-  Swimming pool 4 m x 8 m
-  Underfloor heating
-  Air conditioning
-  A-class of energy efficiency
-  PV panels
-  Indoor and outdoor kitchen
-  Private patio equipped by the external fireplace
-  Laundry
-  Each bathroom has its own window
-  Covered parking for two cars with provisions for electric vehicle charging

- As an owner of the first property in Cyprus, you are entitled for the **VAT benefit 5% (refund equal to 14% from total 19%)**
- Upon completion of the project the land and house will have a separate title deed (not a share of the land)

# VILLA #2

## EVERGREEN

### TYPE A

Bedrooms – 4  
Bathrooms / WC – 5  
Plot area – 1227 m<sup>2</sup>  
Covered Internal Area – 217 m<sup>2</sup>  
Covered Terraces – 29 m<sup>2</sup>  
BBQ zone – 10 m<sup>2</sup>  
Covered parking – 33 m<sup>2</sup>  
**Total Covered Area – 289 m<sup>2</sup>**

Construction start – Q1 2025  
Completion date – Q1 2026



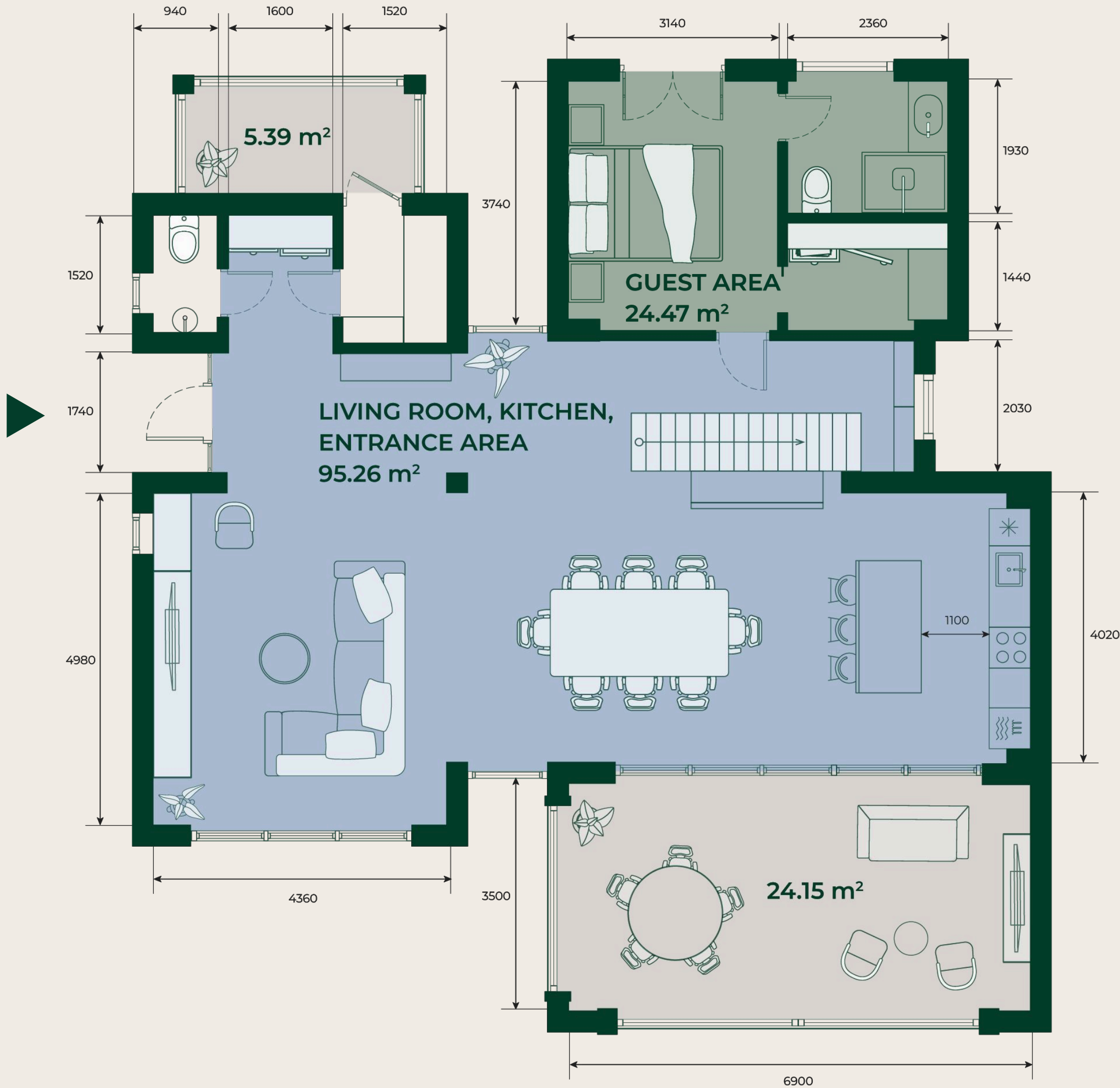




VILLA #2  
EVERGREEN  
TYPE A

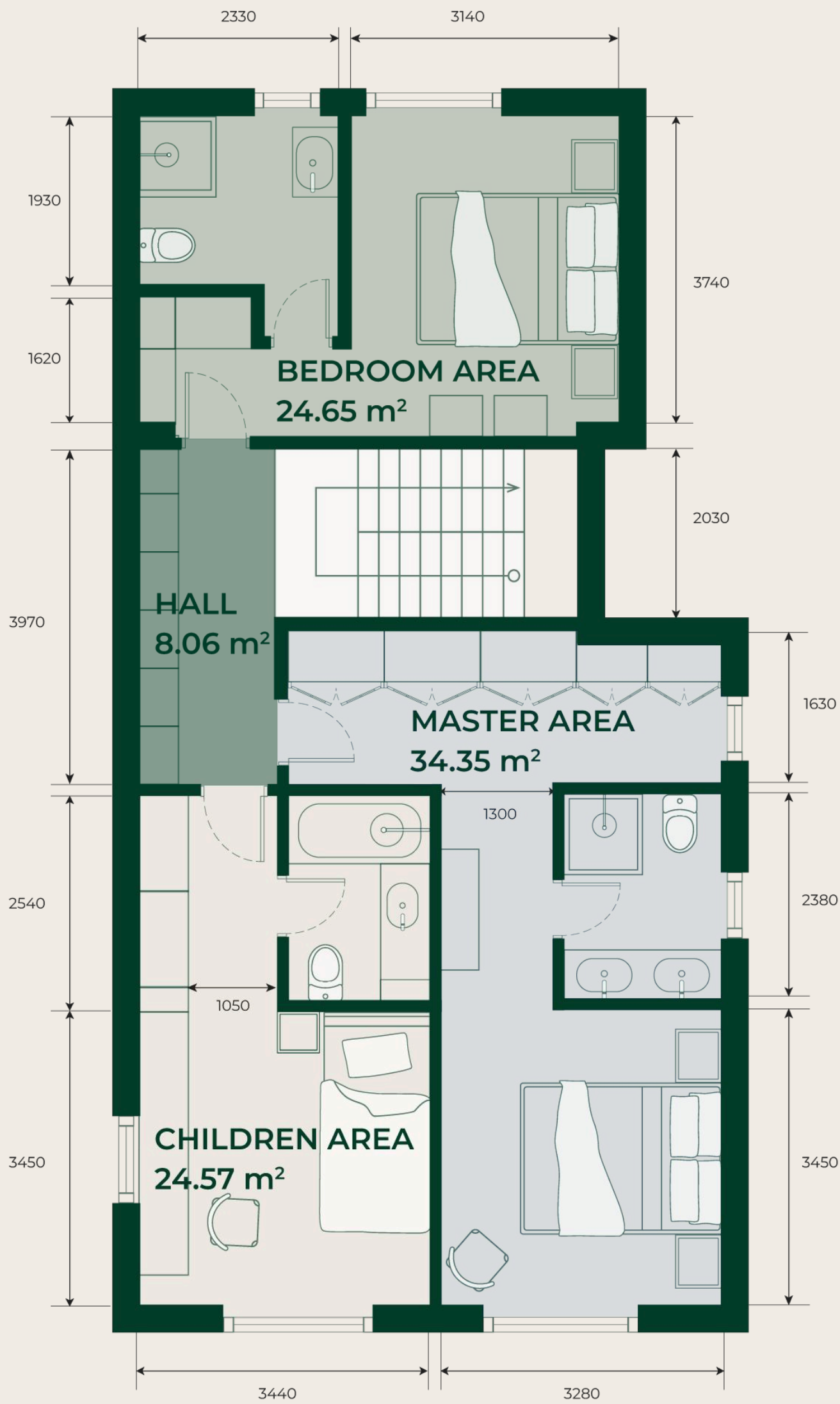
Villa type A

Covered Internal Area	217 m <sup>2</sup>
Covered Terraces	29 m <sup>2</sup>
BBQ zone	10 m <sup>2</sup>
Garage	33 m <sup>2</sup>



GROUND FLOOR

INTERNAL AREA 125,11 m<sup>2</sup>



FIRST FLOOR

INTERNAL AREA 91,63 m<sup>2</sup>

PRICE € 2 080 000 INCLUDED

BASIC FINISH INCLUDES

DELIVERY JAN 2026

- Completed structural shell and roof
  - External facade with final finishes, exterior shutters
  - High-quality double-glazed windows and external doors, Schuco,Germany
  - Fully finished internal walls and ceilings
  - AC- Centralised air conditioning system with fully concealed units
  - PV (Photovoltanic) panels for electricity production
  - Fully installed electrical systems including socket and switches
  - Complete patio area with full surface finishes
  - Complete swimming pool with hidden filtration
  - KNX based Home Automation System with hardware by Albrecht Jung, Germany
- Italian-made main enterence doors
  - Italian-made frameless internal doors
  - Built-in baseboard.
  - Premium parquet and tile flooring throughout the villa, Italy
  - Hydronic underfloor heating installed throughout the villa, with heat pump
  - Fully fitted kitchen cabinetry,Febal Casa, Italy. Ceramic slab,Abitum, Italy
  - Built-in wardrobes with premium finishes
  - Built-in bathroom furniture with natural stone countertops
  - Fully installed plumbing and sanitary ware
  - Landscaped public areas and driveway access

INTERIOR FINISHES

DELIVERY MAR 2026

- Built-in Kitchen appliances (oven, hob, fridge, dishwasher, etc.)
- Final decorative wall finishes (painting, wallpaper, decorative plaster)
- Selection and installation of decorative lighting fixtures (pendants, chandeliers, wall lamps)
- Curtains, blinds, and other window treatments
- Full set of interior furniture for living areas, bedrooms, and bathrooms
- Decorative elements, artwork, and accessories

LANDSCAPING & OUTDOOR FINISHES

DELIVERY MAR 2026

- Complete landscaping including lawns, plants, flowers, and trees
- Fully installed irrigation system
- Outdoor decorative elements and lighting
- Outdoor furniture set for patio and terrace
- Grill or barbecue area



NICHE VILLAS

# BELLE AIR

Souni, Limassol  
[welcome@belleair.villas](mailto:welcome@belleair.villas)

 [www.belleair.villas](http://www.belleair.villas)

 [belle.air.cyprus](https://www.instagram.com/belle.air.cyprus)

 +357 99 73 66 99