

# MONI HOUSES

Moni, Limassol, Cyprus



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# Welcome to Moni Houses

## Location

The plot is situated on the outskirts of the Limassol district in the village of Moni, Cyprus and has all the infrastructure needed for residential development. The site is on a flatland, facing south and has an exceptional view of the valley and the mountains towards the north. It has an ideal location with easy access to the highway and a fifteen minute drive from sandy beaches, such as Governor Beach, one of Limassol's finest beaches.

## Plot Zone

H4

## Buildable Area

40%

## Covered Area

25%

## Storeys

2

## Height

8.30 m

# About Moni Houses

## Project Description

Moni Houses complex consists of five eco-friendly houses. Two of these houses have already been sold. Each house incorporates spacious floor layouts, covered parking, verandas and a garden.



## Why Choose Moni Houses

The project combines excellent practices in quality design and construction, with high-end technology, and a unique combination of well-thought features to satisfy the covet of any demanding buyer.

An ideal choice for modern suburban living or a valuable investment. Spacious internal areas, stylish design and high-quality finishes. Novel design, in a sought-after location, ideal for permanent residence.

- ✓ **Plot Area**  
1488.00 m<sup>2</sup>
- ✓ **Buildable Area**  
595.20 m<sup>2</sup>
- ✓ **Covered Area**  
372.00 m<sup>2</sup>
- ✓ **Covered Verandas**  
148.80 m<sup>2</sup>
- ✓ **Total Covered Area**  
744.00 m<sup>2</sup>



# High Quality Design

## Why Invest With Us

### Design Benefits

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- |   |   |
|---|---|
| <p>✓ <b>Prime location</b><br/>Limassol, Cyprus</p>   | <p>✓ <b>Renewable Energy Systems</b><br/>Solar panels for hot water, Photovoltaic panels for electricity production, etc.</p> |
| <p>✓ <b>Near Amenities</b><br/>Schools, Supermarkets, Pharmacies, Bakeries, Petrol Stations, etc.</p> | <p>✓ <b>Heating / Cooling</b><br/>Under floor heating system, Air Conditioner units with Heat Pump.</p>                       |
| <p>✓ <b>Environmentally Friendly Design</b><br/>Class A Energy Performance.</p>                       | <p>✓ <b>Quality Finishes &amp; Materials</b><br/>Eco-friendly.</p>  |

### Quality Control Benefits

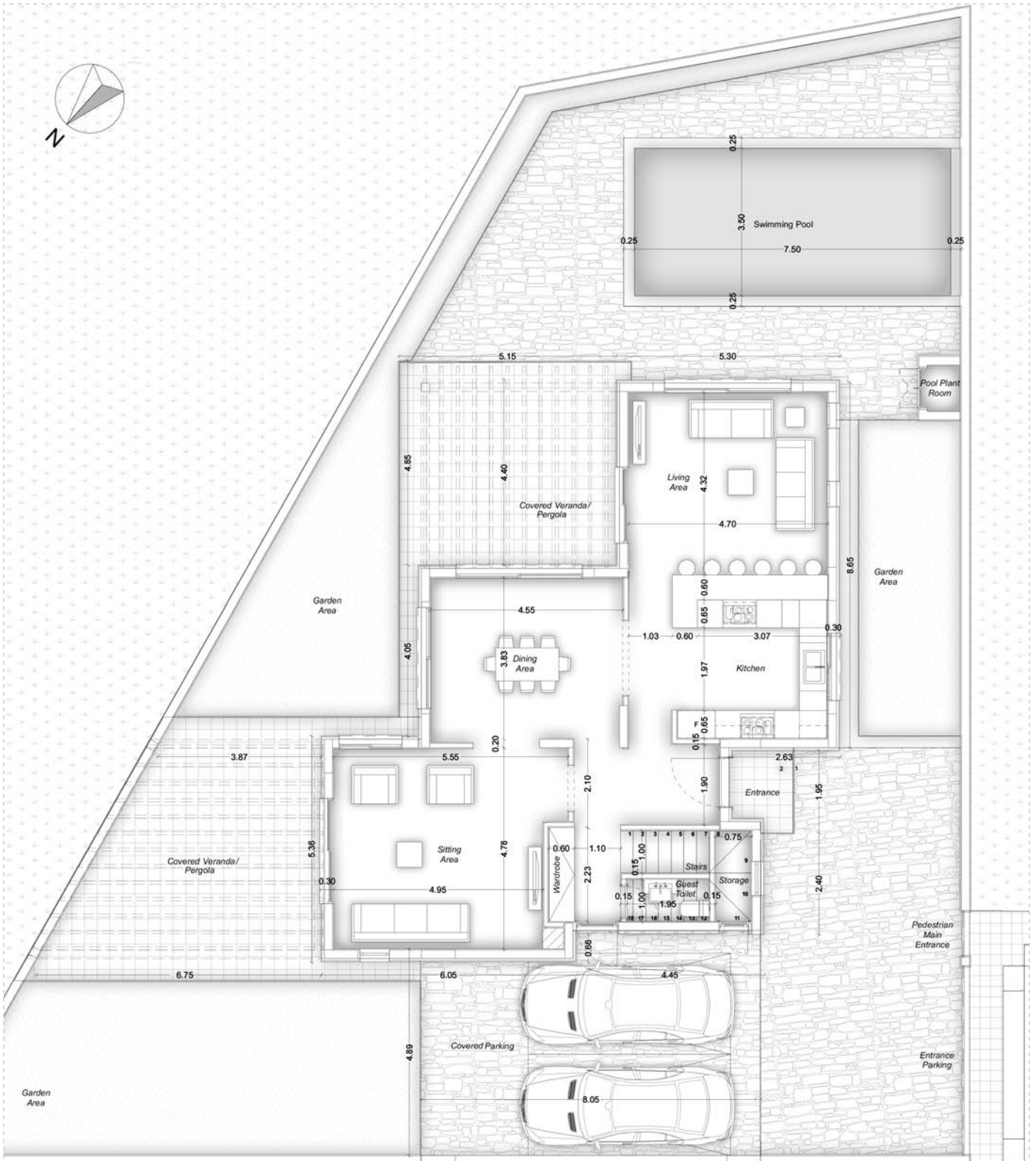
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- ✓ **Professional experience**  
Cyprus Pro Investments

cyprusproinvestments.com is a promotional website that represents a group of companies and consultants who specialize in the Cyprus property market. They have many years of experience in the design, construction and management of properties and can pursue and promote healthy investment opportunities. This group consists of people who strive to achieve the highest possible quality and their projects are designed to the highest of standards.

They introduce the latest techniques and technologies for the sustainability of their projects and the comfort of their clients. All the projects on cyprusproinvestments.com are built using high-quality building materials, meet the high requirements of modern construction, and are distinguished by unique architectural solutions for a comfortable user experience. In addition, green areas are incorporated into every design to enrich the spatial quality.

All the projects achieve the highest possible energy certification through the use of eco-friendly materials and construction techniques, and the integration of the latest renewable energy systems. Whether you are looking to buy property for personal use or investment, on cyprusproinvestments.com, you will find the property that meets all your needs and expectations.



Ground Floor

House A Sellable Areas: 349.65 m<sup>2</sup>

Floors	Bedrooms	Toilets	Parking Spaces
Ground		1	2
First	3	2	
Roof			
<b>Total</b>	<b>3</b>	<b>3</b>	<b>2</b>





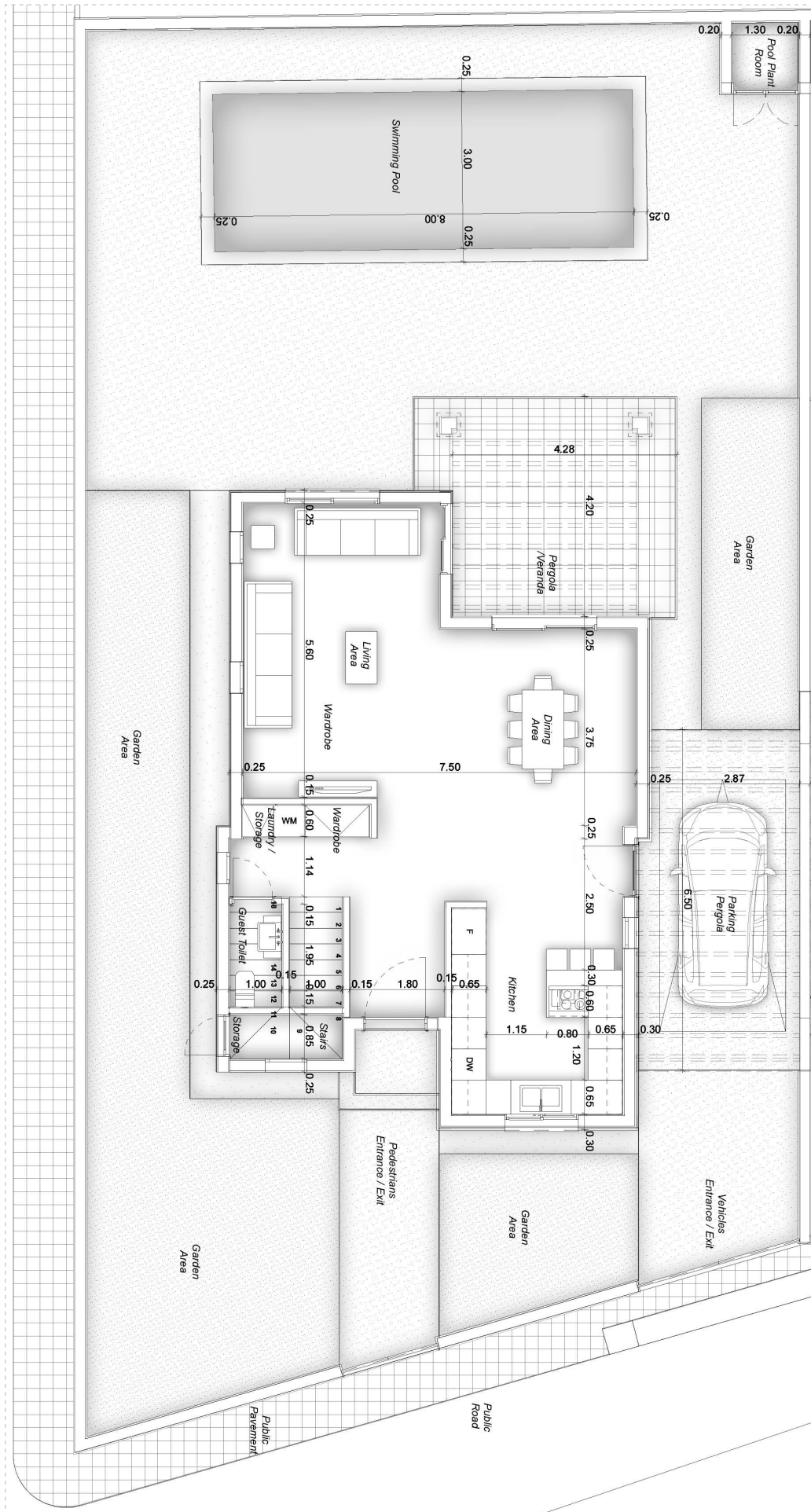
**MONI HOUSE A**  
SOUTH WEST ELEVATION



**MONI HOUSE A**

SOUTH EAST ELEVATION





Ground Floor





**MONI HOUSE D**

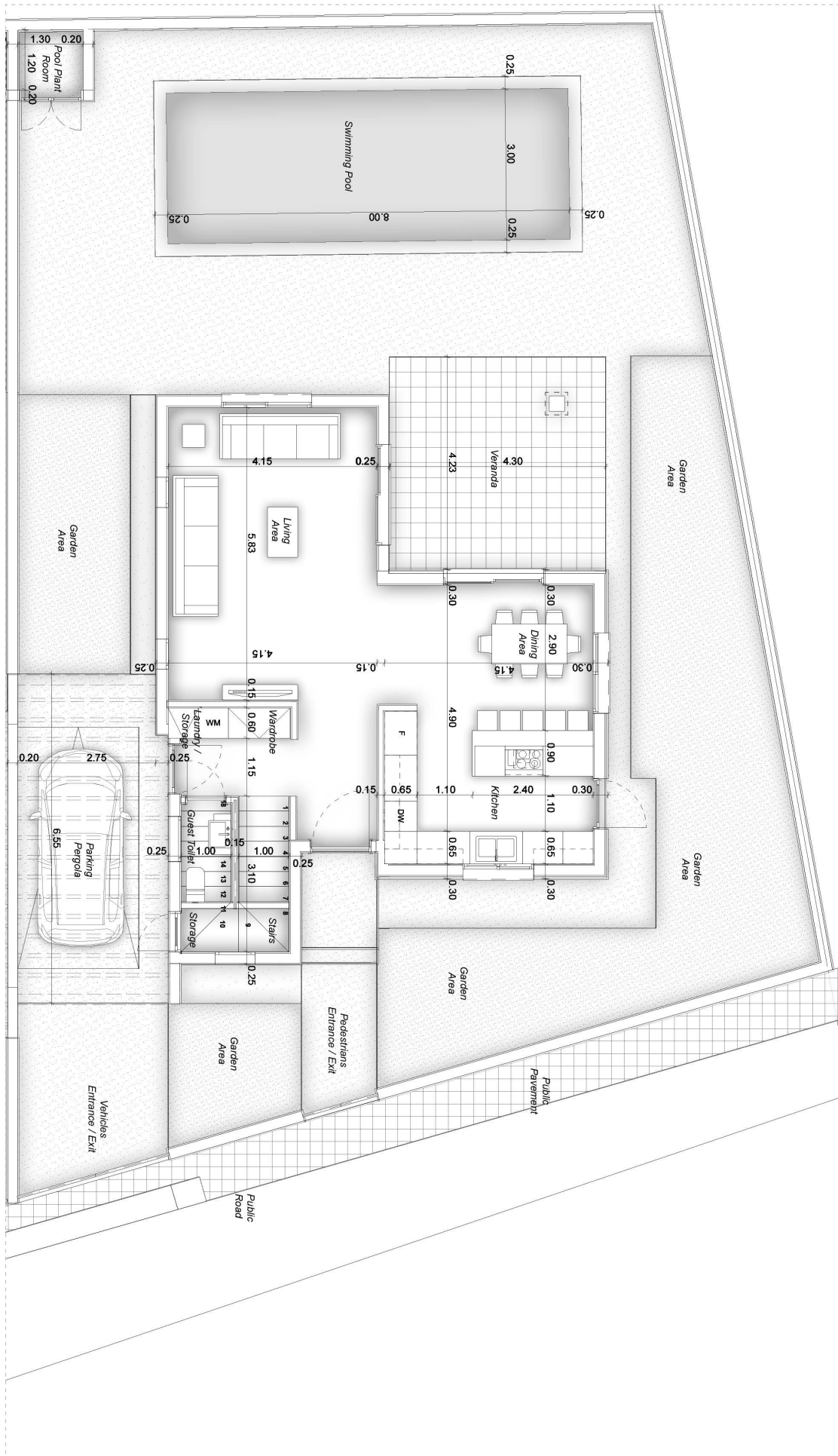
NORTH VIEW



**MONI HOUSE D**

WEST VIEW





Ground Floor





**MONI HOUSE E**  
EAST VIEW



**MONI HOUSE E**

SOUTH VIEW





**MONI HOUSE D**  
SOUTH WEST VIEW

## MONI HOUSE D

NORTH EAST VIEW



# Construction Specifications

## Main Structure/ General Building Characteristics

- Reinforced concrete frame designed in accordance with the European codes for earthquake resistance.
- Compliance with the current building and fire regulations.
- Issued with an Energy Performance Certificate (Class A).
- Installed systems that use renewable sources of energy to reduce energy consumption.

## Walls & Insulation

- The internal and external walls are constructed using thermally insulated aerated concrete blocks (YTONG).
- 50mm Rockwool high performance thermal insulation covers all the external surfaces of columns, beams and walls. The insulation layer is treated with two coats rendering finished off with final colour coating.
- All interior walls are coated with gypsum plaster, a fine finishing plaster and eco paint.
- All ceilings are brought to a smooth finish with fine finishing plaster and eco paint.

## Woodwork

- The kitchens are designed and manufactured by a reputable European manufacturer. The kitchens are manufactured using MDF boards, with a laminate or lacquered finish, granite countertop and high quality mechanisms and accessories. The client can choose the finishes and colours.
- The internal doors, wardrobes and bathroom units are designed and manufactured by a reputable European manufacturer, with a laminate or lacquered finish and high quality mechanisms and accessories. The choice of finishes and colours will be proposed by our architects.
- The security entrance doors are manufactured by a reputable European manufacturer in compliance with all European fire safety standards.

## Flooring & Wall Finishes

- Sitting-Dining room & Kitchen: Ceramic floor tiles €45,00 per/m<sup>2</sup>
- Bedrooms: Ceramic floor tiles/Laminated wooden floor €35,00 per/m<sup>2</sup>
- Bathrooms & WC: Ceramic floor tiles €35,00 per/m<sup>2</sup>
- Verandas: Terracotta or Mosaic floor tiles €35,00 per/m<sup>2</sup>
- Bathrooms & WC walls: Ceramic wall tiles €35,00 per/m<sup>2</sup>
- Kitchen walls: Ceramic wall tiles €35,00 per/m<sup>2</sup>

## Aluminium Doors & Windows

- Aluminium, minimal doors and windows with high performance glass for thermal and acoustic insulation.

## Sanitary Ware

- Sanitary fittings, mixers and all the necessary accessories, including mirrors, paper and towel holders, are of high quality and in accordance with the European Standards

## Sewage

- Installed using high quality materials complying with European standards.
- A borehole is designed for the collection and storage of rainwater.
- Licensed by the local Sewage authority and connected to the main sewerage system of the area.

## Electrical Installations

- All installations are completed in accordance with the current regulations issued by the Electricity Authority of Cyprus (EAC).
- All houses use the net metering system that draws electricity from the photovoltaic panels installed on the roof.
- All houses are equipped with several power outlets and lighting points that are placed in convenient locations.

The following fittings are installed in all houses:

- Door answering video phone
- Provision for a security system
- Smoke and heat detectors
- Isolator sockets for all electrical appliances
- Double sockets in all rooms
- USB-C integrated sockets in all bedrooms
- Telephone/ethernet outlets in the living room and all bedrooms
- TV outlets in the living room and all bedrooms
- Provisions for electric curtains and blinds in the living room, kitchen and bedrooms
- Dimmable spotlights and concealed lighting in the living room and all bedrooms
- Electric towel rails in all bathrooms
- Exterior lighting

## Mechanical Installations

Hot / Cold water supply

- Fresh water is supplied to all houses from the city mains water supply. A fresh water filtration system is installed.
- Cold water is supplied to each house from a 1200 LT water tank via a pressure pump. A water softener is also fitted.
- Hot water is supplied to each apartment from a 200 LT hot water cylinder with an integrated heat pump and a backup immersion heater. A hot water recirculation pump is also fitted.
- All water supply equipment is discretely located in a designated mechanical area on the roof.

Heating / Cooling

- Concealed / wall mounted air conditioning units are installed in all the rooms, except the bathrooms and toilets. Cooling is provided via external VRV units.
- Heating is provided by an electric underfloor heating system separated into different zones.
- All the external heating and cooling equipment is discretely located in a designated mechanical area on the roof.
- The heating and cooling systems are imported from reputable manufacturers and comply with all European Standards.

Other Mechanical Systems

- Installation of a Photovoltaic (PV) system that uses renewable sources of energy to generate electricity.

## Exterior Parking Areas

- Metal balustrades on all balconies.
- Perimeter fence consisting of concrete walls.
- Metal electric gates for vehicle entry.
- The drive-in and parking areas are covered with patterned concrete.
- Landscaped garden areas with local trees and vegetation according to the Architect's design



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