EXCLUSIVE OFF-PLAN DEVELOPMENT • CYPRUS

PISSOURI PANORAMAS

Luxury Detached Bungalows & Two-Storey Villas with Private Swimming Pools in Pissouri

STARTING FROM
€379,000 + VAT

CONFIGURATION
2 & 3 Bedroom Units

KEY AMENITY
Private Pool with Each Villa

DELIVERY
18 Months Turnkey



Presented by Cyprus Estate Agency through Lonelia Ltd. RN1051 LN454/E

PISSOURI PANORAMAS | Luxury Detached Bungalows

Elevated Hillside Setting with Seamless Regional Connectivity

Nestled in the prestigious Vournaris hillside in Pissouri, the project commands sweeping dual panoramas over the Mediterranean coastline and the green valleys below. Perfectly balanced halfway between Cyprus's two largest hubs, Pissouri combines authentic village charm with first-class international infrastructure.

LIMASSOL CITY & MARINA

30 Minutes

The commercial and financial capital of Cyprus, home to multinational headquarters, luxury high-rises, and vibrant lifestyle amenities.

PAPHOS CITY & AIRPORT

20-25 Minutes

Quick highway access to Paphos International Airport with daily European connections, heritage sites, and top international schools.

CHAMPIONSHIP GOLF RESORTS

10-15 Minutes

Minutes away from premier 18-hole courses: Aphrodite Hills PGA National and Secret Valley Golf Club.

PISSOURI BAY & VILLAGE

3-5 Minutes

A stone's throw from Blue Flag watersports, traditional cobblestone taverna squares, pharmacy, and local supermarkets.

Engineered for Comfort, Sustainability, and Mediterranean Living

01

Private Swimming Pool Included

Every residence comes equipped with a dedicated private swimming pool, complete with non-slip tiled sun decks, outdoor shower, and landscaped private relaxation areas.

02

Class A Energy Efficiency

Engineered to modern EU standards with thermal insulated masonry, high-performance double glazing, and solar hot water heating systems for low running costs.

03

Dedicated Private Parking

Each home features its own private driveway and covered on-plot parking bay with direct access to kitchen and main entryways.

04

18-Month Turnkey Delivery

Off-plan acquisition gives owners full customization freedom over internal ceramics, sanitary fixtures, and kitchen finishes with delivery in 18 months.

Accessible Single-Level Living in Cozy and Large-Plot Formats



OPTION 1

Cozy Bungalow Villa

€379,000 + VAT

- Covered Area: 82 m^2
- Plot Size: 338 m^2
- Bedrooms / Baths: 2 Beds / 2 Baths
- Swimming Pool: Private Included
- Target Profile: Retirement, Holiday Haven, High Rental Demand

An efficient, single-level open floor plan minimizing maintenance while maximizing outdoor pool lifestyle.

OPTION 2 (LARGE PLOT)

Large-Plot Bungalow

€429,000 + VAT

- Covered Area: 82 m^2
- Plot Size: 411 m^2
- Bedrooms / Baths: 2 Beds / 1 Bath
- Swimming Pool: Private Included
- Target Profile: Outdoor Entertaining, Gardening Enthusiasts

Offers over 100 m^2 of additional garden space, providing enhanced seclusion, expansive sunbathing decks, and BBQ dining zones.

Spacious Family Bungalows and Two-Storey Detached Villas



OPTION 3

3-Bed Luxury Bungalow

€499,000 + VAT

- Covered Area: 100 m^2
- Plot Size: 453 m^2 (Largest Plot)
- Bedrooms / Baths: 3 Beds / 2 Baths (1 En-Suite)
- Swimming Pool: Private Included
- Key Highlights: Master Suite, Expansive Plot, Ground-Level Living

The ultimate single-level residence combining generous family living spaces with the largest plot area in the entire development.

OPTION 4 (TWO STOREY)

3-Bed 2-Storey Villa

€499,000 + VAT

- Covered Area: 100 m^2
- Plot Size: 398 m^2
- Bedrooms / Baths: 3 Beds / 3 Baths (1 En-Suite)
- Swimming Pool: Private Included
- Key Highlights: Dual Levels, Sea-View Verandas, Architectural Stature

Contemporary two-storey architectural profile offering clear separation between social ground-floor zones and private upper bedrooms.

Comprehensive Specifications and Investment Pricing Matrix

Property Configuration	Levels	Covered Area	Plot Size	Beds / Baths	Private Pool	Starting Price
2-Bed Cozy Bungalow	1 Level	82 m²	338 m²	2 Beds / 1 Bath	Included	**€379,000 + VAT**
2-Bed Large-Plot Bungalow	1 Level	82 m²	411 m²	2 Beds / 1 Bath	Included	**€429,000 + VAT**
3-Bed Family Bungalow	1 Level	100 m²	453 m²	3 Beds / 2 Baths	Included	**€499,000 + VAT**
3-Bed Two-Storey Villa	2 Levels	100 m²	398 m²	3 Beds / 3 Baths	Included	**€499,000 + VAT**

ACQUISITION & TAX NOTE:

Prices are subject to standard VAT. Eligible first-time primary residence buyers in Cyprus may qualify for a reduced 5% VAT rate on the qualifying covered space. Staged payment schedules are linked to verified construction milestones, guaranteeing total capital safety.

Strategic Value Drivers, Rental Potential, and EU Residency

CYPRUS PERMANENT RESIDENCY (PRP)

Fast-Track EU Access

- All four configurations comfortably exceed the €300,000 threshold for the Cyprus Fast-Track Permanent Residency Program (Regulation 6(2)).
- Grants permanent residency rights across Cyprus and the EU for the primary applicant, legal spouse, and dependent children.
- Lifetime status without continuous physical stay requirements, securing your family's European future.

HIGH-YIELD RENTAL ASSET

Year-Round Tourism & Golf Appeal

- Pissouri commands premium nightly rates due to its dual appeal as an authentic traditional village and coastal watersports destination.
- Strong rental demand from golf enthusiasts playing nearby championship courses during spring and autumn shoulder seasons.
- High capital appreciation potential as prime coastal land between Limassol and Paphos continues to attract international interest.

SECURE TITLE & STAGED PAYMENTS

Complete Financial Peace of Mind

- Full building permits and clear developer title deeds in strict compliance with the Cyprus Department of Lands and Surveys.
- Transparent stage payments tied directly to verified construction milestones (foundations, superstructure, finishes).
- 18-month completion guarantee managed by experienced local engineering and construction partners.

PISSOURI PANORAMAS | ACQUISITION & INQUIRIES

Reserve Your Hillside Villa in Pissouri

SIMPLE 3-STEP ACQUISITION PROCESS

1. Site Tour & Plot Selection

Arrange a guided site inspection in Vournaris, Pissouri to examine plot orientations, elevation contours, and panoramic Mediterranean sea views.

2. Contract Review & Customization

Legal contract preparation with transparent staged payment terms and full selection of bespoke interior tiles, woodwork, and sanitary fittings.

3. Construction & Delivery in 18 Months

Professional execution backed by regular milestone photographic updates, leading to final delivery and key handover.

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