



NEWSLETTER March - May 2024

**MED CITY**  
(MEDICAL & DOCTORS OFFICES)  
AGIOS IOANNIS – LIMASSOL



“WE ARE HERE TO HELP YOU PLAN, DESIGN AND BUILD YOUR DREAM HOUSE”



**SUNSHINE SEAVIEW VALLEY  
YPSOUPOLIS**

**POUROS DEVELOPMENTS LTD**

28 Griva Digeni, 3106, Limassol, Cyprus T: (+357) 70006677 F: (+357) 25252241

E: [sales@pouros.com](mailto:sales@pouros.com)

[www.pourosdevelopments.com](http://www.pourosdevelopments.com)







## TECHNICAL SPECIFICATIONS

- Energy efficiency "A"
- Austrian photovoltaic system 3KW
- German insulation 10cm (ClimaPlus – Thrakon)
- German solar panels & Italian pressure pipe
- Italian manifolds & multilayer pipe-in-pipe system with aluminium layer (Giacomini)
- Italian waterproofing system (Copernit)
- Belgium waterproof parquet with a LIFETIME warranty (Quick-Step)
- Insulated bricks and windows
- BIG budget for sanitary, ceramics & tiles (€55/m<sup>2</sup>)
- Boundary walls coated by adhesive glue with fibers (Thrakon 410)
- Internal walls finished with adhesive glue with fibers & three coats stucco
- Galvanized gates
- BOSCH home appliances  
(fridge, washing machine, tumble dryer, microwave, built - in oven, induction hob, cooker hood)
- DAIKIN fully airconditioned
- Italian softener
- MIDEA water filter/dispenser
- Automation Solution Sonoff
- Italian whole house water filter system
- Choice of HPL/stone/ wood custom façade

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## CARMEN RESIDENCE - GERMASOGIA, AGIOS ATHANASIOS



## ZENITH RESIDENCE - YPSONAS



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# POUROS DEVELOPMENTS



UNISON COURT - 12 APARTMENTS - AGIOS ATHANASIOS



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## SUNSHINE SEAVIEW VALLEY YPSOUPOLIS (DELIVERY DATES VARIES 1-18 MONTHS)



**<WE ARE SELLING 45 HOUSES that come fully equipped with all the necessary modern engineering communications. This is a unique project that combines architectural excellence, the beauty of nature, and the high technology of modern construction>**

### **SOME OF OUR HOUSES ARE:**

**HOUSE 9:** 3 bedrooms detached Living Area 162m<sup>2</sup> - Covered Area 240m<sup>2</sup> - Plot size 167m<sup>2</sup> - €500.000

**HOUSE 14:** 3 bedrooms detached Living Area 162m<sup>2</sup> - Covered Area 240m<sup>2</sup> - Plot size 222m<sup>2</sup> - €550.000

**HOUSE 15:** 3 bedrooms detached Living Area 162m<sup>2</sup> - Covered Area 240m<sup>2</sup> - Plot size 244m<sup>2</sup> - POOL €600.000

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## SUNSHINE RESIDENCE AGIOS ATHANASIOS (3 MONTHS TO DELIVERY)



**HOUSE 1: SOLD**

**HOUSE 2: 3+1 bedrooms semi-detached Covered Areas 334m<sup>2</sup> - Land 280m<sup>2</sup> - Living Area 240m<sup>2</sup>  
€775.000**

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## DREAMY RESIDENCE

AGIOS ATHANASIOS (22 MONTHS AFTER PERMIT ISSUING)



- HOUSE 1:** 4+1 bed detached Covered Area 338m<sup>2</sup> - Plot size 332m<sup>2</sup> - Living Area 263m<sup>2</sup> (192+71m<sup>2</sup>) - €795.000
- HOUSE 2:** 4+1 bed detached Covered Area 315m<sup>2</sup> - Plot size 245m<sup>2</sup> - Living Area 263m<sup>2</sup> (192+71m<sup>2</sup>) - €695.000
- HOUSE 3:** 4+1 bed detached Covered Area 338m<sup>2</sup> - Plot size 330m<sup>2</sup> - Living Area 263m<sup>2</sup> (192+71m<sup>2</sup>) - €795.000
- HOUSE 4:** 4+1 bed detached Covered Area 315m<sup>2</sup> - Plot size 242m<sup>2</sup> - Living Area 263m<sup>2</sup> (192+71m<sup>2</sup>) - €690.000
- HOUSE 5:** 4+1 bed detached Covered Area 315m<sup>2</sup> - Plot size 240m<sup>2</sup> - Living Area 263m<sup>2</sup> (192+71m<sup>2</sup>) - €690.000
- HOUSE 6:** 4+1 bed detached Covered Area 315m<sup>2</sup> - Plot size 266m<sup>2</sup> - Living Area 263m<sup>2</sup> (192+71m<sup>2</sup>) - €695.000

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## FAIR RESIDENCE

YPSONAS AREA (8 MONTHS TO DELIVERY)



- HOUSE 1:** 3 bedrooms detached Living Area 148m<sup>2</sup> - Covered Area 181m<sup>2</sup> - Plot size 178m<sup>2</sup> - €425.000
- HOUSE 2:** 3 bedrooms semi-detached Living Area 144m<sup>2</sup> - Covered Area 186m<sup>2</sup> - Plot size 177m<sup>2</sup> - €415.000
- HOUSE 3:** 3 bedrooms semi-detached Living Area 148m<sup>2</sup> - Covered Area 181m<sup>2</sup> - Plot size 165m<sup>2</sup> - €405.000

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## ABSOLUTE RESIDENCE EKALI (5 MONTHS TO DELIVERY)



**HOUSE 1:** 4 bedrooms semi-detached Covered Areas 250m<sup>2</sup> - Land 251m<sup>2</sup> - Living Area 180m<sup>2</sup> - €685.000  
**HOUSE 2:** 4 bedrooms semi-detached Covered Areas 226m<sup>2</sup> - Land 257m<sup>2</sup> - Living Area 185m<sup>2</sup> - €695.000

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## UNITY RESIDENCE

YPSONAS (18 MONTHS AFTER PERMIT ISSUING)



**HOUSE 1:** 3 bedrooms semi-detached Living Area 130m<sup>2</sup> - Covered Area 165m<sup>2</sup> - Plot size 158m<sup>2</sup> - €425.000

**HOUSE 2:** 3 bedrooms semi-detached Living Area 137m<sup>2</sup> - Covered Area 183m<sup>2</sup> - Plot size 163m<sup>2</sup> - €430.000

**HOUSE 3:** 3 bedrooms detached Living Area 151m<sup>2</sup> - Covered Area 185m<sup>2</sup> - Plot size 199m<sup>2</sup> - €440.000

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## ARMONIA RESIDENCE

AGIOS TYCHONAS (24 MONTHS AFTER PERMIT ISSUING)



**HOUSE 1: 6 bedrooms detached Living Area 675m<sup>2</sup> - Covered Area 781m<sup>2</sup> - Plot size 890m<sup>2</sup> - €3.950.000**

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**CHRISTINA COURT**  
APOSTOLOS ANDREAS LIMASSOL



- APARTMENT 101: 2 bedrooms 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par) €350.000**
- APARTMENT 102: 2 bedrooms 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par) €350.000**
- APARTMENT 201: 2 bedrooms 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par) €390.000**
- APARTMENT 202: 2 bedrooms 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par) €390.000**
- APARTMENT 301: 2 bedrooms 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par) €400.000**
- APARTMENT 302: 2 bedrooms 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par) €400.000**

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## MED CITY (MEDICAL & DOCTORS OFFICES) AGIOS IOANNIS – LIMASSOL



**NEW PROJECT**



- 1 FLOOR - 351m<sup>2</sup> per floor office space €1,500,000 -172m<sup>2</sup> Half floor office space €750,000**
- 2 FLOOR - 351m<sup>2</sup> per floor office space €1,500,000 -172m<sup>2</sup> Half floor office space €750,000**
- 3 FLOOR - 351m<sup>2</sup> per floor office space €1,500,000 -172m<sup>2</sup> Half floor office space €750,000**
- 4 FLOOR - 351m<sup>2</sup> per floor office space €1,500,000 -172m<sup>2</sup> Half floor office space €750,000**
- 5 FLOOR - SOLD**
- 6 FLOOR- SOLD**

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**PRIVATE HOSPITAL SAINT NICHOLAS**  
**OMONIAS AVENUE, LIMASSOL**



**DELIVERY DATE 36 MONTHS**  
**20970m2 Covered Areas – Hospital Space 11840m<sup>2</sup> (Customizable) - 220 Parking €95,000,000**

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