

LIVINGMONI

BEYOND THE ORDINARY

34 Eco - Wooden Homes



WELCOME TO LIVING MONI

A Vision for Sustainable
Living

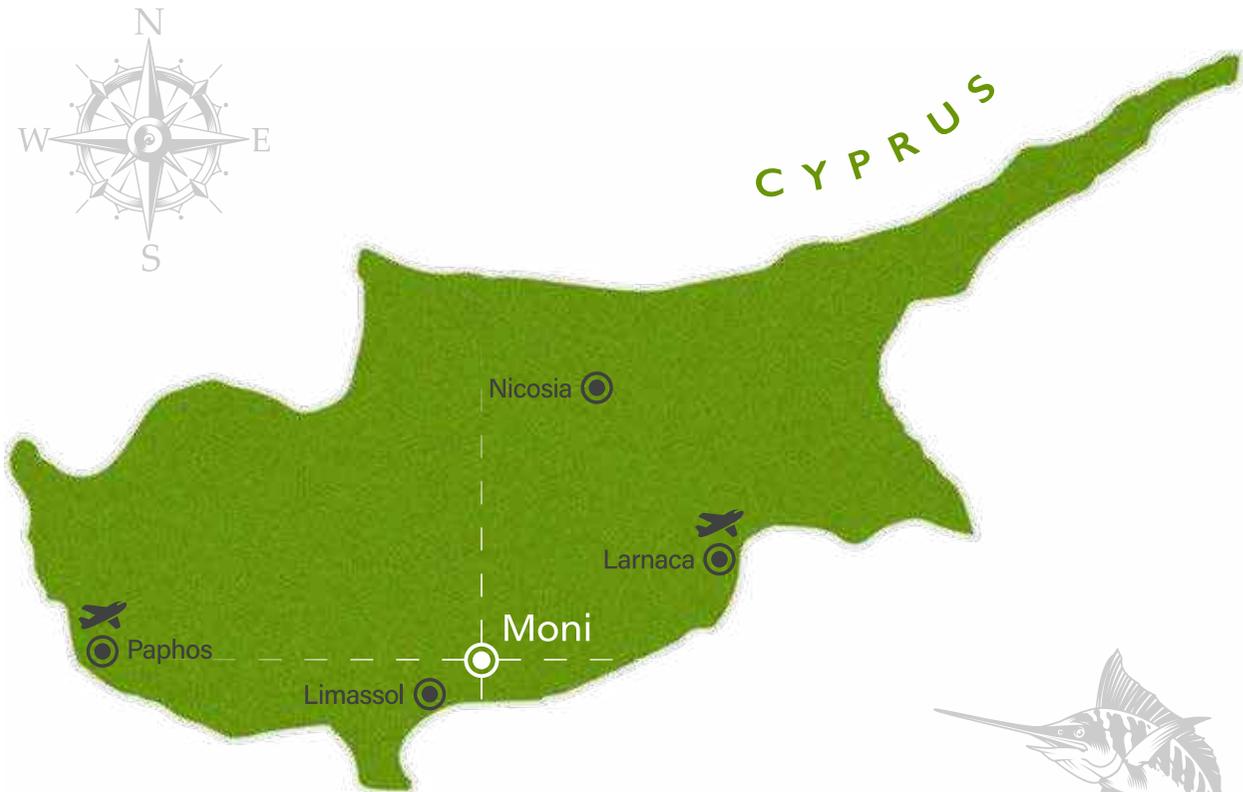
Built using sustainable materials, these homes
prioritize energy efficiency, minimal
environmental impact, and natural beauty.

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LOCATION

Located in Moni, Limassol - This development offers residents both tranquility and convenience. Here's an overview of the distances to key amenities:

- Larnaca International Airport (LCA): Approximately 50 km away, about a 35-minute drive.
- Paphos International Airport (PFO): Approximately 75 km away, about a 50-minute drive.
- Nicosia: Approximately 70 km away, about a 55 minutes drive.
- Beach 4km – 6 minutes drive.
- Anexartias: Approximately 20km away, about a 22 minutes drive.
- Limassol Marina: Approximately 22km away about a 25 minutes drive.



TYPE 1: HESTIA



Description

Named after the Greek goddess of hearth and home, Hestia is a cozy, minimalist 2-bedroom wooden house ideal for small families or couples. Its open-plan living area invites natural light, and the surrounding greenery creates a calming retreat.

Key features:

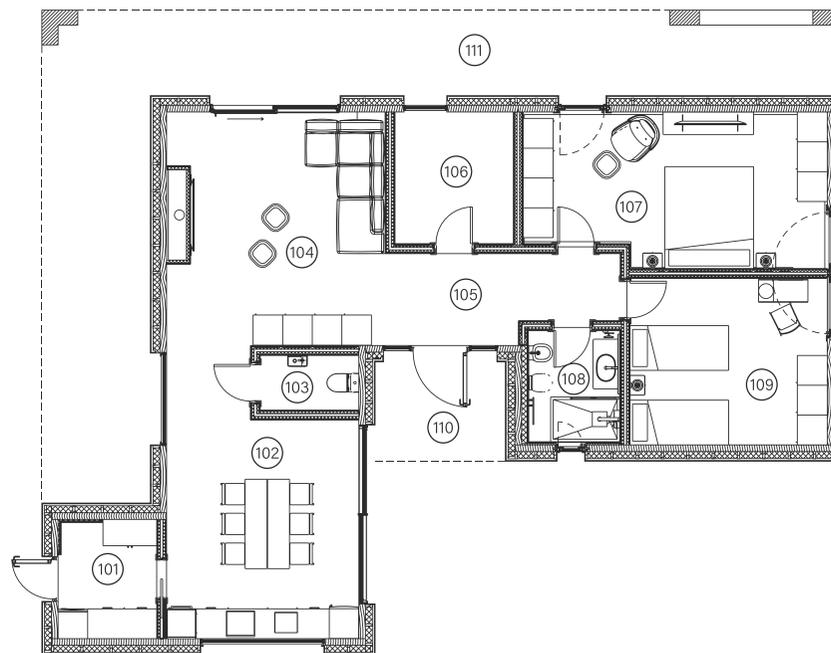
- 2 Bedrooms / 3 Bedrooms
- Open-plan living and dining
- Compact, energy-efficient design
- Large outdoor deck for enjoying nature

Total area:	122.6m ²
Covered verandas:	24.5m ²

TYPE 1: HESTIA

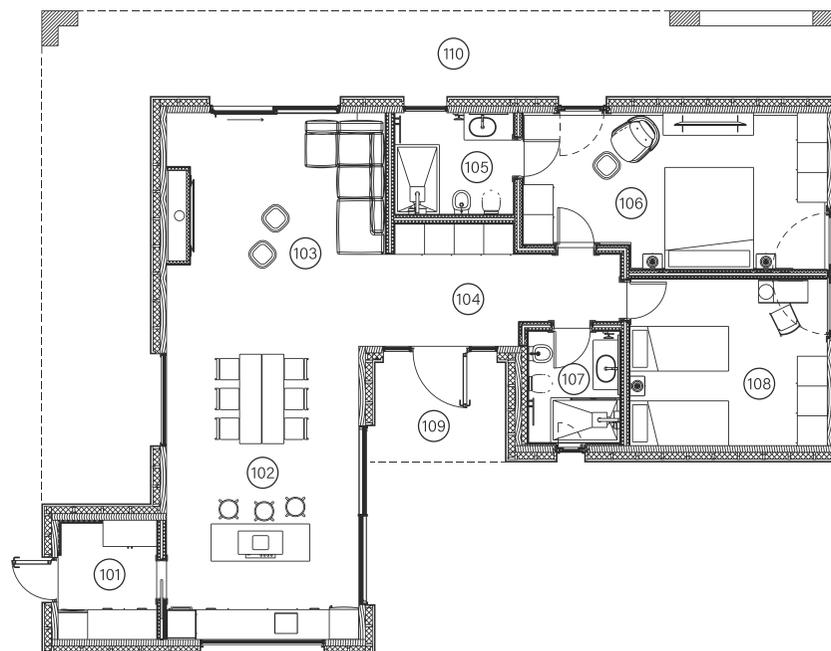
Version 1

- 101 Bathroom hot kitchen
- 102 Eat-in kitchen
- 103 WC
- 104 Living room
- 105 Hallway
- 106 Space
- 107 Master bedroom
- 108 W/D
- 109 Bedroom
- 110 Forecourt
- 111 Terrace



Version 2

- 101 Bathroom hot kitchen
- 102 Eat-in kitchen
- 103 Living room
- 104 Hallway
- 105 W/D
- 106 Master bedroom
- 107 W/D
- 108 Bedroom
- 109 Forecourt
- 110 Terrace



TYPE 2: KRUSO



Description

The Kruso is a spacious 3-bedroom wooden home designed for families who value eco-living without compromising comfort. With a modern kitchen, expansive living areas, and stunning views, it's perfect for hosting and relaxing.

Key features:

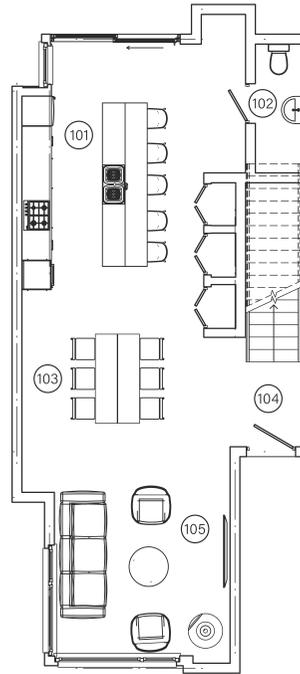
- 2 Bedrooms / 3 Bedrooms
- Sustainable wooden finishes
- Energy-efficient systems
- Private outdoor garden space

Total area: 131.7m²
Covered verandas: 9.5m²

TYPE 2: KRUSO

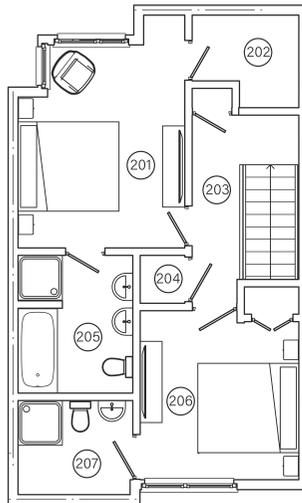
Floor 1

- 101 Kitchen
- 102 WC
- 103 Dining
- 104 Hallway
- 105 Foyer



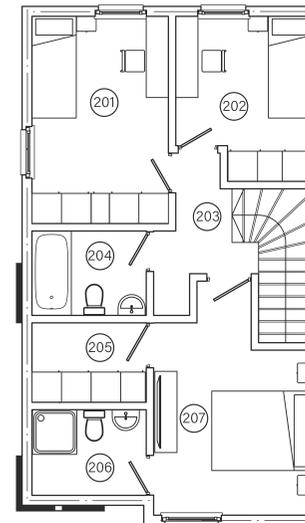
Floor2 Version 1

- 201 Master bedroom
- 202 W.I.C.
- 203 Hallway
- 204 Ensuite
- 205 W/D
- 206 Bedroom
- 207 W/D



Floor2 Version 2

- 201 Bedroom
- 202 Bedroom
- 203 Hallway
- 204 W/D
- 205 Ensuite
- 206 W/D
- 207 Master bedroom



TYPE 3: HERMES



Description

The Hermes model combines elegance with functionality, featuring three bedrooms and generous living spaces. Designed with eco-conscious materials and modern layouts, Hermes provides a seamless blend of style and sustainability, making it the perfect choice for larger families or those seeking more space.

Key features:

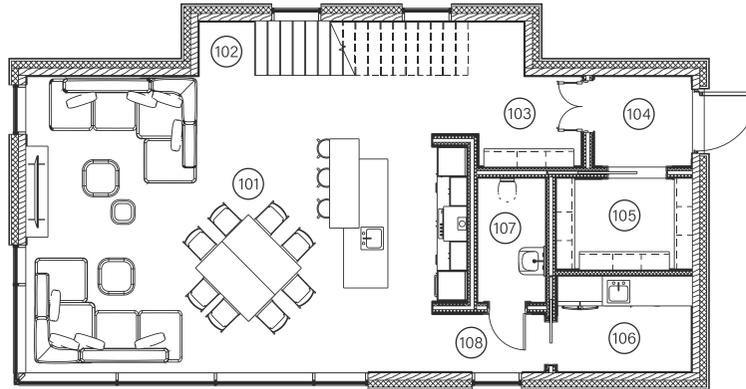
- 3 Bedrooms
- Open-plan design with added space
- Large windows for natural light
- Expansive outdoor living area

Total area: 206.1m²
Covered verandas: 40.2m²

TYPE 3: HERMES

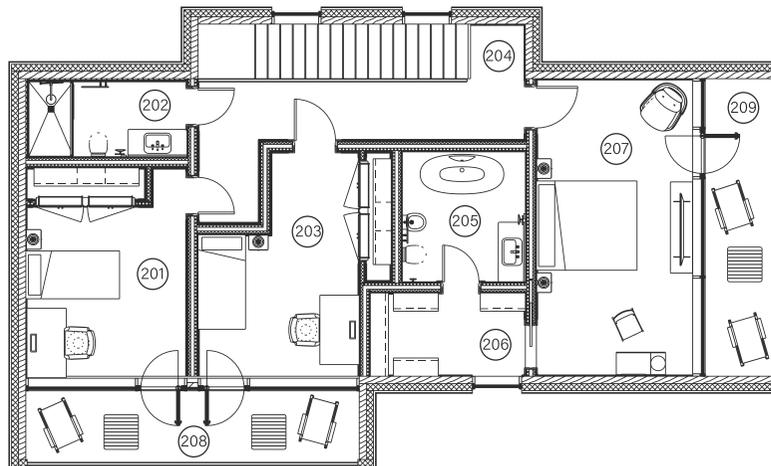
Floor 1

- 101 Eat-in kitchen
- 102 Stairwell
- 103 Coat Closet
- 104 Hallway
- 105 Wardrobe
- 106 Washroom
- 107 WC
- 108 Hallway



Floor 2

- 201 Children's room 1
- 202 W/D
- 203 Children's room 2
- 204 Hallway
- 205 W/D
- 206 Wardrobe
- 207 Master bedroom
- 208 Balcony 1
- 209 Balcony 2



CONSTRUCTION

The design of your house walls

Load-bearing walls are built of glued timber and are insulated from the outside with mineral insulation and reliably protected by a durable weather-resistant panel. This design allows the wall to "breathe".

Building energy performance certificate

This certificate is an indication of energy efficiency for the specific building. It includes the energy consumption for purposes heating and cooling of the building, for production of domestic hot water, for ventilation, for lighting the building, calculated on the basis of normal use building.



Building energy efficiency
72 kWh/m²/yr

0 emission of carbon dioxide

Wooden construction glued
laminated timber 134 mm

Mineral thermal insulation
100 mm

Vapour permeable breathable
membrane

Aquapanel

Vapour barrier membrane



BASE FEATURES

Property type:	Villa
Condition:	Brand new
Plot of land:	Private
Views:	Country, garden, panoramic, pool, sea
Climate control:	Air conditioning separate for the zones
Ventilation:	Fresh air ventilation system with double flow ERV heat recovery
Heating:	Electric boiler for floor heating and radiators, underfloor heating in bathrooms
Water:	Hot water - solar/electrical
Windows:	Aluminium, triple glazed, provision for electrical shutters
Doors:	Wooden, painted, soundproof
Security system:	Fire alarm, security system - provision
Private terrace:	Covered/uncovered
Parking:	Uncovered

Rooms

Living room with open plan kitchen, dining room, bedrooms with the high quality wooden build in cabinets made of eco materials, wc furniture, shelved and cabineted storage

Kitchen furniture

Open plan kitchen, high quality wooden kitchen cabinets made of eco materials

Floors

Wood flooring for all rooms/tiles in bathrooms with underfloor heating

Extra Features +

For premium features please contact our sales team who will be more than happy to assist you

*Premium features are subject to additional costs. Please enquire





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MASTERPLAN



Living MONI project provides 3 types of villas:

- HESTIA**
- KRUSO**
- HERMES**

WE'RE WITH YOU EVERY STEP OF THE WAY

Buying a home is a big decision - and we're here to make the journey seamless, reassuring, and rewarding.

Our dedicated team is ready to assist you with:

Home Loan Guidance



We'll help you navigate the loan application process with trusted banking partners, making it easier to secure the best financing option that fits your needs.

Legal Assistance



From paperwork to property registration, our legal experts ensure every step is clear, compliant, and stress-free.

After-Sales Support



Our relationship doesn't end at handover. Whether it's interior setup, utility connections, or maintenance guidance, we'll be there to support you long after you move in.

Rental Assistance for Investors



Looking to earn from your investment? We can help you rent out your property and secure a high rental yield, making your investment work for you from day one.

Customer Care



Expect responsive communication, honest advice, and a smooth ownership experience - from reservation to residency.



COMMUNITY & CONTACT

Join the Living MONI Community

Living MONI is more than just homes – it's a sustainable community with shared green spaces, walking trails, and a commitment to eco-friendly living.

Be part of a neighborhood that values nature, sustainability, and tranquility.

Living MONI team contact information:

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Project participants

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This project supported by woodworking factory
WOODEGG:



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