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Larnaca · Limassol · Paphos

PREFAB HOUSES

Prefab Houses Built on Your Own Land

Turnkey prefab houses on your own plot, from architectural plans and building permit through to handover. Construction by a licensed Category D constructor, with delivery 14 months from the issue of the building permit.

€1,300–1,400
per sq.m. + VAT

14 months
from building permit

1 year
warranty from handover

Price

Construction costs €1,300–1,400 per sq.m. plus VAT, depending on the final design and finishes.

Item	Cost (excl. VAT)
Construction, per sq.m. of covered area	€1,300–1,400
Architect and engineers – house up to 150 sq.m.	€6,000
Architect and engineers – house over 150 sq.m.	€7,000

The architect and engineers fee includes the building permit application, topographic survey and soil investigation.

> **Example – 150 sq.m. house:** 150 × €1,300–1,400 + €6,000 = about €201,000–216,000 plus VAT and the extras listed below.

Included in the price

- ✓ Carpentry (internal doors)
- ✓ Kitchen and wardrobes
- ✓ Sanitary ware
- ✓ Floors, with tiles up to €25 per sq.m. (higher-priced tiles charged as an upgrade)

Not included

- – VAT (19%, or the reduced 5% rate on eligible first residences, subject to the conditions of the law)
- – Electricity and water connections
- – Septic tank
- – Uncovered verandas
- – Fencing

Construction specification

The house is built on a light steel frame manufactured in Cyprus, with high-quality gypsum board and non-flammable thermal insulation throughout.

Element	Build-up
External walls	Double steel frame; rock wool on the outside face; water-resistant gypsum board; 50 kg rock wool plus Fibran insulation inside
Internal walls	Single steel frame; double gypsum board on both sides; 50 kg rock wool in the cavity

The result is strong thermal and sound insulation and fire-resistant walls.

Steel frame

The frame is light gauge steel, designed and produced in Cyprus in an ISO 9001:2015 certified factory, using computer-controlled roll-forming machines.

Item	Detail
Steel	G550 high-strength galvanised steel with Aluzinc / Magnelis anti-corrosion coating, supplied with mill test certificates
External wall frame	150 mm profile (150 × 41 × 12 × 1.15 mm)
Internal wall frame	89 mm profile (89 × 41 × 12 × 1.15 mm)
Wall layout	Studs every 60 cm; horizontal noggings at 120 cm and 240 cm; extra studs beside windows and doors; X-bracing for stability
Flat roof	Steel trusses 40 cm high every 60 cm, trapezoidal metal deck and lightweight concrete; parapet height set by the architect
Pitched roof	Steel roof trusses to the architect's design (mono-pitch, gable, hip or combined), steel roof battens, OSB, insulation and tiles

Galvanised steel is non-combustible.

> **Optional – fire resistance certificate:** where a fire resistance certificate is required, the light steel frame is painted with an appropriate fire-protective coating. Priced separately on request.

Payment schedule

Payments are made in nine stages as the works progress. VAT is added to each payment.

#	Stage	% of contract price
1	Down payment on signing the contract	20%
2	Excavation and foundation slab	10%
3	Installation of the steel frame	20%
4	Closing of the walls (wall panels / gypsum boards)	15%
5	Flooring (tiles / ceramics)	15%
6	Installation of aluminium and carpentry	10%
7	Provisional handover	5%
8	Final handover	3%
9	After the 6-month defects liability period	2%
	Total	**100%**

Timeline and warranty

The house is delivered 14 months after the building permit is issued. The time needed for plans and the permit comes before this and depends on the planning authority. The house carries a 1-year warranty from handover.

Get a quote for your plot

Send us your plot details or plans and we will prepare a quotation.

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Prices and specifications are indicative and are confirmed in the written quotation and construction contract. Lextrus Real Estate Ltd · HE 405614 · RN1239/LN612/E · VAT CY10405614G