

4 Bedroom House for Sale in Moniatis, Limassol District

A fabulous modern detached villa within the pine forests of Moniatis. Open plan with spacious and bright areas, offering comfortable sitting areas and fireplace, fully equipped kitchen with island bar and utility area. Guest bedroom en suite on ground level. Upper level has 3 bedrooms, master en suite with Jacuzzi and walk in wardrobe, 2 further bedrooms share the main bathroom. Lower ground level studio with shower/wc. Under floor heating and VRV a/c, large verandas enjoying the beauty and nature of the surrounding areas. Provision for swimming pool.



| Property Info | | Plot / Area Info | • | Additional info | |
|------------------------|----------------------|------------------|--------------|------------------------|------------------|
| Covered Area | 300 | | | | |
| Covered Veranda | 40 | | | Reference Number | H-111635 |
| Total Number of Floors | 3 | Plot area | 859 | Property type | House |
| Furnishing | Furnished | Parking | Covered, Yes | Condition | Pre-Owned |
| Heating | Central Heating, Yes | | | Bathrooms | 3 |

Amenities Location

• Guest WC Location: Moniatis Region: Limassol

All rooms, Yes

Coordinates: **34.868825** / **32.897145**

Air Conditioning



Price: €1 400 000 + VAT

VAT for this property is €168,000 or €266,000. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT Excluded

Title transfer fee ~€52 600.00

Price per SQM €4 667.00/m²

Common expenses None

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Price change history

€1 400 000 on Jul 13, 2023











































