

## 3 Bedroom House for Sale in Moni, Limassol District

3-Bedroom Villa – Modern Comfort Surrounded by Nature Near Limassol



### General Description

This 3-bedroom villa combines contemporary architectural design with the tranquility of a natural setting, creating a perfect sanctuary just 15 km from Limassol Town.

Set within an exclusive collection of 14 detached villas, it offers residents a lifestyle of privacy, elegance, and modern comfort — all within minutes of the coast and essential amenities.

Designed for both permanent living and leisure, the villa is surrounded by lush greenery, featuring private gardens, spacious terraces, and the option to include a private swimming pool.

The development's peaceful lo...

### Property Info

Covered Area	<b>105</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>23</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>212</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6531</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Moni

Region: **Limassol**

Coordinates: **34.743452532058 / 33.193580788875**

## Price: €304 000 + VAT

VAT for this property is **€15,200** or **€57,760**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 895.00/m²</b>		

## Representative: MySpace

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## Price change history

€290 000 on Jan 17, 2024  
 €254 000 on Jan 20, 2024  
 €290 000 on Jan 24, 2024  
 €295 000 on May 2, 2024  
 €262 000 on Sep 12, 2024  
 €299 000 on Oct 1, 2024  
 €279 000 on Feb 26, 2025  
 €298 000 on Oct 31, 2025  
 €304 000 on Dec 10, 2025







