

### 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 **153**  
Energy Efficiency **A**

#### Plot / Area Info

Plot area **528**  
Parking **Covered, Yes**

#### Additional info

Reference Number **7994**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2027**  
Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Moni  
Coordinates: **34.743452532058 / 33.193580788875**

Region: **Limassol**

## Price: €540 000 + VAT

VAT for this property is **€28,482** or **€102,600**. 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>€3 529.00/m<sup>2</sup></b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€440 000 on May 27, 2024

€475 000 on Feb 26, 2025

€540 000 on Oct 31, 2025







### VILLAS 3, 4, 5, 6, 8, 9, 13

1	DINING	12 m <sup>2</sup>
2	SITTING	22 m <sup>2</sup>
3	KITCHEN	19 m <sup>2</sup>
4	BATHROOM	4 m <sup>2</sup>

1	BEDROOM 1	11.5 m <sup>2</sup>
2	BEDROOM 2	11.5 m <sup>2</sup>
3	HALL	6 m <sup>2</sup>
4	BATHROOM 1	4.5 m <sup>2</sup>
5	BEDROOM 3	16 m <sup>2</sup>
6	DRESSING ROOM	3.5 m <sup>2</sup>
7	BATHROOM 2	4 m <sup>2</sup>

### VILLAS 1, 2, 7, 10, 11, 12

1	KITCHEN	11 m <sup>2</sup>
2	DINING	13 m <sup>2</sup>
3	SITTING	21.5 m <sup>2</sup>
4	DRESSING ROOM	3 m <sup>2</sup>
5	BATHROOM	3.5 m <sup>2</sup>

1	BEDROOM 1	11 m <sup>2</sup>
2	BEDROOM 2	13 m <sup>2</sup>
3	BEDROOM 3	13 m <sup>2</sup>
4	BATHROOM 1	3 m <sup>2</sup>
5	BATHROOM 2	4 m <sup>2</sup>
6	HALL	8 m <sup>2</sup>

