

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

This stunning 5-bedroom villa boasts unobstructed, long-distance sea views and is conveniently located north of the Nicosia-Limassol highway.

The 1st floor consists of an open-plan dining/living room, kitchen, and a guest toilet.

On the ground floor there are 4 bedrooms (two with en-suite bathrooms ) as well a small kitchen; on the GF, there is also a 5th large, separate-entrance room with en-suite bath which can be converted into a bedroom, a maid's room, an office or a gym.

Central heating and A/C split systems are also installed. A newly-constructed swimming pool and a newly-surfaced pool ground area has been completed.

Internal covered areas of 228 sq.m., cov...

### Property Info

Covered Area	<b>308</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1139</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>49522</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Moni Region: **Limassol**

## Price: €850 000 + VAT

VAT for this property is **€103,545** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 760.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€830 000 on May 31, 2024  
 €700 000 on Jul 25, 2024  
 €730 000 on Aug 29, 2024  
 €850 000 on Mar 1, 2025







