

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

### 3-Bedroom Villa ✖

The three-bedroom villa offers a spacious and well-designed layout that combines comfort with modern luxury. The ground floor features a large living room that connects seamlessly with a fully equipped modern kitchen fitted with high-quality appliances and a central island that opens to the dining area.

Large glass doors provide direct access to a covered veranda, creating a perfect space for outdoor dining and relaxation. The outdoor area includes a generous sun terrace, barbecue area, pool house, and a private infinity swimming pool, allowing residents to fully enjoy outdoor living.

Upstairs, the bedrooms offer privacy and comfort with large windows tha...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**217**

Plot area

**886**

Pool

**Yes**

Parking

**Covered, Yes**

Reference Number

**231637**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2026**

Bathrooms

**3**

#### Amenities

#### Location

- Parking

**Location:** Monagroulli

Region: **Limassol**

Coordinates: **34.744222055905 / 33.211863131953**

## Price: €715 000 + VAT

VAT for this property is **€66,656** or **€135,850**. 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>€3 295.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€800 000 on Jul 4, 2024  
 €790 000 on Oct 16, 2024  
 €660 000 on May 7, 2025  
 €715 000 on Feb 21, 2026





