

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

Reference ID: #SA34631 Price details: €660,000 +VAT Experience luxury in Monagroulli, East Limassol. This villa offers 185 sqm of living space on an 886 sqm plot. Key Features: Bedrooms: 3 (1 master suite with private bathroom, rain shower, and walk-in wardrobe) Bathrooms: 3 (2 full, 1 guest) Living Area: Spacious living room, fully equipped kitchen with high-quality appliances, dining area Outdoor Spaces: Large covered porch, sun terrace with barbecue area, pool house, and infinity pool with stunning mountain views Amenities: Designer bathtub in the master bedroom Electric shutters on all windows Energy Performance Certificate A Photovoltaics Temperature control with floor heating Smart Home system E...

#### Property Info

Covered Area **192**  
 Covered Veranda **30**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **No**

#### Plot / Area Info

Plot area **886**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **SA34631**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Monagroulli  
 Coordinates: **34.742285122842 / 33.209288995001**

Region: **Limassol**

## Price: €660 000 + VAT

VAT for this property is **€53,213** or **€125,400**. 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>€3 438.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€770 000 on Aug 6, 2024  
 €660 000 on Apr 24, 2025



