

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

3 Bedroom Villa – Contemporary Mediterranean Elegance with Expansive Outdoor Spaces



Intro

This spacious 3-bedroom villa delivers an elevated Mediterranean living experience, combining contemporary comfort with generous indoor and outdoor areas. Located just outside Limassol in a peaceful residential environment, it is ideal for families, long-term living, and discerning buyers seeking privacy, space, and refined design.

Design & Architecture

The architectural style blends modern Mediterranean aesthetics with warm natural elements and clean geometric lines. Carefully positioned windows enhance natural light throughout the villa, creating a sense of openness wh...

### Property Info

Covered Area	<b>140</b>
Covered Veranda	<b>40</b>
Uncovered Veranda	<b>16</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>507</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7904</b>
Property type	<b>House</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Monagroulli                      Region: **Limassol**  
**Coordinates:** **34.748083 / 33.206194**

**Price: €533 000 + VAT**

VAT for this property is **€26,650** or **€101,270**. 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>~€17 920.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 807.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€533 000 on Oct 16, 2024



3 BEDROOM VILLA

