

## 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		Plot / Area Info		Additional info	
Covered Area	<b>140</b>			Reference Number	<b>7905</b>
Covered Veranda	<b>29</b>	Plot area	<b>563</b>	Property type	<b>House</b>
Uncovered Veranda	<b>11</b>	Pool	<b>Yes</b>	Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>			View	<b>Mountains view</b>

Amilities	Location	Region
• Parking	<b>Location:</b> Monagroulli Coordinates: <b>34.748083 / 33.206194</b>	<b>Limassol</b>

## Price: €508 000 + VAT

VAT for this property is **€25,400** or **€96,520**. 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 Price per SQM	<b>~€16 920.00</b> <b>€3 629.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

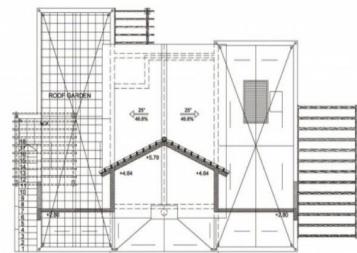
Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€508 000 on Oct 16, 2024



3 BEDROOM VILLA



ROOF GARDEN