

3 Bedroom House for Sale in Moni, Limassol District

3-Bedroom Villa – Modern Comfort Surrounded by Nature Near Limassol



General Description

This 3-bedroom villa combines contemporary architectural design with the tranquility of a natural setting, creating a perfect sanctuary just 15 km from Limassol Town.

Set within an exclusive collection of 14 detached villas, it offers residents a lifestyle of privacy, elegance, and modern comfort — all within minutes of the coast and essential amenities.

Designed for both permanent living and leisure, the villa is surrounded by lush greenery, featuring private gardens, spacious terraces, and the option to include a private swimming pool.

The development’s peaceful lo...

Property Info

Covered Area **153**
 Energy Efficiency **A**

Plot / Area Info

Plot area **527**
 Parking **Covered, Yes**

Additional info

Reference Number **1370**
 Property type **House**
 Condition **Under Construction**
 Construction Year **2026**
 Bathrooms **2**

Amenities

- Parking

Location

Location: Moni
 Coordinates: **34.743452532058 / 33.193580788875**

Region: **Limassol**

Price: €435 000 + VAT

VAT for this property is **€22,944** or **€82,650**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 843.00/m²		

Representative: MySpace

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Price change history

- €420 000 on Sep 21, 2023
- €425 000 on Dec 14, 2023
- €435 000 on May 2, 2024
- €465 000 on Feb 26, 2025
- €435 000 on Oct 31, 2025







VILLAS 3, 4, 5, 6, 8, 9, 13

1	DINING	12 m ²
2	SITTING	22 m ²
3	KITCHEN	19 m ²
4	BATHROOM	4 m ²

GROUND FLOOR

1	BEDROOM 1	11.5 m ²
2	BEDROOM 2	11.5 m ²
3	HALL	6 m ²
4	BATHROOM 1	4.5 m ²
5	BEDROOM 3	16 m ²
6	DRESSING ROOM	3.5 m ²
7	BATHROOM 2	4 m ²

FIRST FLOOR

VILLAS 1, 2, 7, 10, 11, 12

1	KITCHEN	11 m ²
2	DINING	13 m ²
3	SITTING	21.5 m ²
4	DRESSING ROOM	3 m ²
5	BATHROOM	3.5 m ²

GROUND FLOOR

1	BEDROOM 1	11 m ²
2	BEDROOM 2	13 m ²
3	BEDROOM 3	13 m ²
4	BATHROOM 1	3 m ²
5	BATHROOM 2	4 m ²
6	HALL	8 m ²

FIRST FLOOR

