

## 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>172</b>			Reference Number	<b>19434</b>
Covered Veranda	<b>17</b>	Plot area	<b>609</b>	Property type	<b>House</b>
Uncovered Veranda	<b>55</b>	Pool	<b>Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2026</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Monagroulli

Region: **Limassol**

Coordinates: **34.748083 / 33.206194**

## Price: €600 000 + VAT

VAT for this property is **€40,744** or **€114,000**. 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>None</b> <b>€3 488.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€462 000 on Sep 24, 2023

€530 000 on May 16, 2024

€600 000 on Jul 22, 2024



3 BEDROOM VILLA

