

4 Bedroom House for Sale in Moni, Limassol District

New 4 bedroom villa for sale in the initial stage of construction in a new complex located in Moni, Limassol. All homes have a photovoltaic system to help reduce energy costs. With its modern design, privacy and natural surroundings, this complex is the perfect place to create your dream home, offering a peaceful lifestyle away from the hustle and bustle of city life. Each house has a private roof garden, private parking and covered/outdoor terraces. Optionally, a private pool can be installed (not included in the price).

Property Info

Covered Area	222
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	No

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	123324
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

Location

Location: Moni Region: **Limassol**

Price: €450 000 + VAT

VAT for this property is **€42,932** or **€85,500**. 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	€2 027.00/m²		

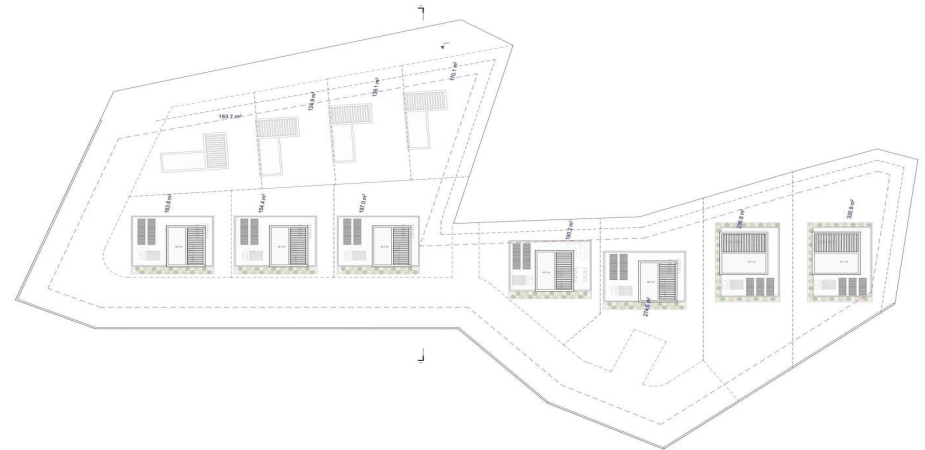
Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
Phone: +35796644888			

Price change history

€450 000 on Jan 14, 2025





1389 LA VUE RESIDENCES
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 architects+designers

Rev.	Date	Description	Rev.

CONCEPT DRAWINGS
 1:200 @ A2 RIBA STAGE 2 July 2023
 PROJECT: ROOF GARDEN
1389 AR C05

1389 LETO RESIDENCES
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Rev.	Date	Description	Rev.

CONCEPT DRAWINGS
 1:200 @ A2 RIBA STAGE 2 July 2023
 PROJECT: ROOF
1389 AR C06

ΤΕΜΑΧΙΟ 1371
 ΔΗΜΟΣΙΑΚΟΙΝΩΤΗΤΑ
 ΜΟΝΗ
 ΤΜΗΜΑ/ΑΡ. ΕΓΓΡΑΦΗΣ
 0/11090
 ΦΥΛΛΟ/ΣΧΕΔΙΟ
 54/02
 ΠΟΛΕΟΔΟΜΙΚΗ ΖΩΝΗ Η4
 ΔΟΜΗΣΗ 40%
 ΚΑΛΥΨΗ 25%
 ΟΡΟΣΟΙ 2
 ΥΨΟΣ 8.3 Μ
 ΕΜΒΑΔΟ ΤΕΜ. 3227 Τ.Μ

ΕΜΒΑΔΟΜΕΤΡΗΣΕΙΣ
ΠΟΛΕΟΔΟΜΙΚΑ ΔΕΔΟΜΕΝΑ
 ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ: 3227m²
 Εμβαδομ: 195.8m² (κατά προσέγγιση)
 3227 - 195.8 = 3081.2m²
 Διμερές Χώρος Πρασίνου (10%):
 3081.2 x 10% = 308.1m²
 3081.2 - 308.1 = 2773.1m²
 Εξωτερικό χώρο πρασίνου
 308.1m² x 240 ευρώ = 73 944 ευρώ
 Δόμηση: 2773.1 X 40% = **1109.2m²**
 Α.Π.Ε. 5%: 1109.2 X 5% = **55.5m²**
Συνολική Δόμηση: 1109.2 + 55.5 = 1164.7m²
Κάλυψη: 2773.1 X 25% = 693.3m²
 Αριθμός Ορόφων: 2
 Τύπος: 8.3μ
 Επηρεαζόμενες καλυμμένες βεράντες (20%):
 1164.7 x 20% = 232.9m²

ΠΡΟΤΕΙΝΟΜΕΝΑ
Δόμηση: 4 x 93.6 m² = 374.4 m²
 5 x 110 m² = 550 m²
 2 x 120 m² = 240 m²
Συνολική Δόμηση: 1164.4 m²
Κάλυψη: 667.6 m²



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CONCEPT DRAWINGS
 1:200 @ A2 RIBA STAGE 2 July 2023
 PROJECT: SITE PLAN
1389 AR C01