

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		Plot / Area Info		Additional info		
Covered Area	222			Reference Number	123324	
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	House	
Energy Efficiency	A			Condition	Brand New	
Air Conditioning	No			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		

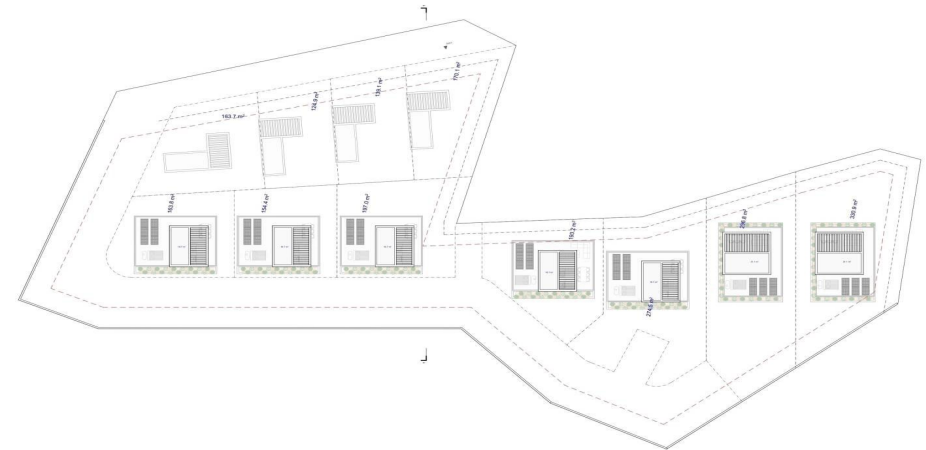
Representative: DOM Real Estate

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





ΤΕΜΑΧΙΟ 1371
ΔΗΜΟΣ/ΚΟΙΝΟΤΗΤΑ
ΜΟΝΗ
ΤΜΗΜΑ/ΑΡ.ΕΓΓΡΑΦΗΣ
0/11090
ΦΥΛΛΟ/ΣΧΕΔΙΟ
54/32
ΠΟΛΕΟΔΟΜΙΚΗ ΖΩΝΗ Η4
ΔΟΜΗΣΗ 40%
ΚΑΛΥΨΗ 25%
ΟΡΟΦΟΙ 2
ΥΨΟΣ 8.3 Μ
ΕΜΒΑΔΟ ΤΕΜ.3227 Τ.Μ

ΕΜΒΑΔΟΜΕΤΡΗΣΕΙΣ

ΠΟΛΕΟΔΟΜΙΚΑ ΔΕΔΟΜΕΝΑ

ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ: 3227m²

Εμβατότητα: 195.8m² (κατά προσέγγιση)

$$3227 - 195.8 = \underline{3081.2 \text{ m}^2}$$

Δημόσιος Χώρος Πρασίνου (10%):
 $3081,2 \times 10\% = 308,1 \text{ m}^2$

$$3081.2 - 308.1 = \underline{2773.1\text{m}^2}$$

Εξαγορά χώρου πρασίνου

308.1m² x 240 ευρώ = 73 944 ευρώ

Δόμηση : $2773.1 \times 40\% = 1109.2\text{m}^2$

A.П.Е 5% : 1109.2 X 5%= 55.5m²

Συνολική Δόμηση : $1109.2 + 55.5 = 1164.7\text{m}^2$

Κάλυψη : $2773.1 \times 25\% = 693.3\text{m}^2$

Αριθμός Ορόφων : 2

Υψος : 8.3μ

Επιτρεπόμενες καλυμμένες βεράντες (20%) :

$$1164.7 \times 20\% = 232.9\text{m}^2$$

PROTEINOMENA

Đáp án: $4 \times 93,6 \text{ m}^2 = 374,4 \text{ m}^2$
 $5 \times 110 \text{ m}^2 = 550 \text{ m}^2$

$$5 \times 110 \text{ m}^2 = 550 \text{ m}^2$$

$$2 \times 120 \text{ m}^2 = 240 \text{ m}^2$$

Συνολική Δόμηση: 1164.4 m²

Κόλυμα: 667.6 m²

