

## 4 Bedroom House for Sale in Moni, Limassol District

4-bedroom Homes in Melanie Complex – Starting From €485 000

This beautiful home offers four spacious bedrooms, three modern bathrooms, and a well-equipped kitchen with a laundry area.

2 minutes from the school

3 minutes from amenities such as a supermarket, pharmacy, and gas station.

Features: include photovoltaics, underfloor heating, and a swimming pool.

This is a fantastic opportunity to own a stunning property in a prime location.

### Property Info

Covered Area	<b>150</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>450</b>
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### Additional info

Reference Number	<b>235159</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Moni Region: **Limassol**

## Price: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 233.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€485 000 on Feb 19, 2025



