

## 2 Bedroom House for Sale in Monagroulli, Limassol District

2 Bedroom Villa - Refined Mediterranean Living on a Large Private Plot

### Intro

This refined 2-bedroom villa offers an elegant blend of Mediterranean charm and contemporary comfort, set within a peaceful residential area just outside Limassol. Designed for those who value privacy, generous outdoor space, and effortless access to the city, the villa creates a lifestyle that feels both relaxed and elevated.

### Design & Architecture

The architecture embraces timeless Mediterranean design enriched with soft natural tones, warm textures, and balanced proportions. Clean lines, harmonious facades, and thoughtfully landscaped surroundings create a calm visual identity. The...

### Property Info

Covered Area	<b>142</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>12</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>416</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>235557</b>
Property type	<b>House</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Monagroulli Region: **Limassol**

## Price: €426 000 + VAT

VAT for this property is **€21,300** or **€80,940**. 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>~€13 640.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 000.00/m<sup>2</sup></b>		

## Representative: MySpace

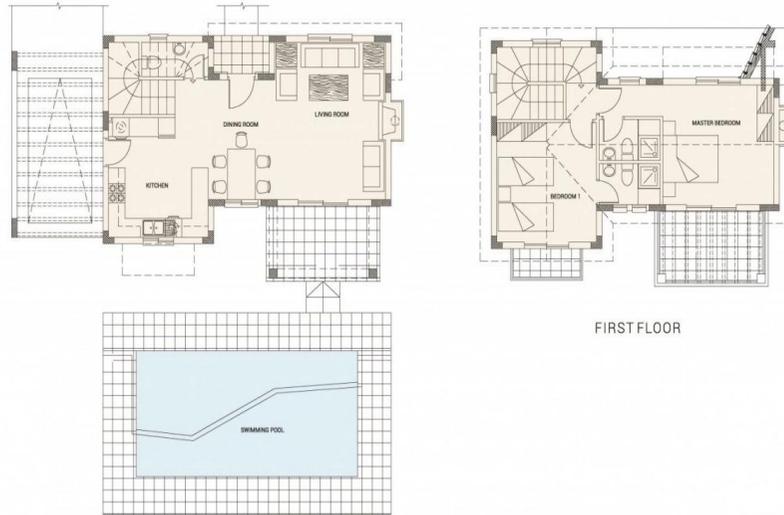
Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€426 000 on Mar 2, 2025



2 BEDROOM VILLA Villa 14



GROUND FLOOR

FIRST FLOOR