

## 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

Covered Area	<b>165</b>
Covered Veranda	<b>29</b>
Uncovered Veranda	<b>11</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>397</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>235561</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: €513 000 + VAT

VAT for this property is **€32,179** or **€97,470**. 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>~€17 120.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 109.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€513 000 on Mar 2, 2025



3 BEDROOM VILLA

