

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

This stunning detached villa with private swimming pool in Moni, Limassol, offers modern luxury and comfort over three spacious floors. With a total of 4 bedrooms and 3 bathrooms, this home is ideal for families seeking ample living space. The property boasts an internal area of 151 sqm, a 31 sqm veranda and a magnificent 40 sqm roof garden with a built-in BBQ area, perfect for entertaining while enjoying breathtaking views. The villa sits on a 274 sqm plot and comes with private parking. The home is designed with energy efficiency in mind, featuring a Solar Water Heater and an upcoming Photovoltaic system that will provide energy-efficient living with an A rating. Enjoy comfort, convenience...

### Property Info

		Plot / Area Info	Additional info
Covered Area	<b>182</b>		
Covered Veranda	<b>31</b>		
Uncovered Veranda	<b>40</b>		Property type
Total Number of Floors	<b>2</b>	Plot area <b>274</b>	Condition
Furnishing	<b>Unfurnished</b>	Pool <b>Yes</b>	Construction Year
Floor Type	<b>Ceramic</b>	Parking <b>Yes</b>	Bathrooms
Energy Efficiency	<b>A</b>		View
Heating	<b>Underfloor Heating, Yes</b>		
Air Conditioning	<b>All rooms, Yes</b>		

### Amenities

- Air Conditioning
- BBQ zone
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Roof Garden
- Storage room

### Location

**Location:** Moni

Coordinates: **34.73832 / 33.18694**

Region: **Limassol**

## Price: €450 000 + VAT

VAT for this property is **€33,577** 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 473.00/m<sup>2</sup></b>		

## Price change history

€450 000 on Mar 13, 2025





