

## 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

Covered Area	<b>182</b>
Covered Veranda	<b>31</b>
Uncovered Veranda	<b>40</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Ceramic</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>274</b>
Pool	<b>Yes</b>
Parking	<b>Yes</b>

### Additional info

Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

### Amenities

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

### Location

**Location:** Moni      Region: **Limassol**  
**Coordinates:** **34.73832 / 33.18694**

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 473.00/m²		

Price change history

€450 000 on Mar 13, 2025











