

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

Reference ID: #SA36228 Price details: €600,000 +VAT Designed 2 bedroom villa for sale in the outskirts of Limassol. The villa is designed in a large plot and offers a private swimming pool and large outdoor spaces. A/c split units in all rooms Private Swimming pool and Garden pergola fireplace and many more. Very handy location, eastward of Limassol towards Nicosia-Larnaca and Governors beach. Only 3' drive to Limassol beach hotels and Saint Raphael Marina. Landscaped garden. Plot size: 609 sq.m. Covered area: 157 sq.m. Covered veranda: 17 sq.m. Basement: 33 sq.m. Uncovered veranda: 55 sq.m. PLUS V.A.T

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**174**

Plot area

**609**

Reference Number

**SA36228**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2026**

Bathrooms

**2**

#### Amenities

#### Location

**Location:** Monagroulli

Region: **Limassol**

Coordinates: **34.748705414514 / 33.206390129225**

## Price: €600 000 + VAT

VAT for this property is **€41,586** or **€114,000**. 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>€3 448.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
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## Price change history

€600 000 on Mar 19, 2025





