

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

This is a Mediterranean designed 3 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.



#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>165</b> |
| Covered Veranda        | <b>16</b>  |
| Uncovered Veranda      | <b>16</b>  |
| Total Number of Floors | <b>2</b>   |

#### Plot / Area Info

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

#### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>1515</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>2</b>     |

#### Amenities

- Parking

#### Location

**Location:** Monagroulli

Coordinates: **34.748572603757 / 33.206546824992**

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: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€513 000 on Apr 8, 2025



3 BEDROOM VILLA

