

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

Modern villa with swimming pool for sale in a new project, Monagroulli area, Limassol. The project consists of 6 houses. The ground floor accommodates a spacious living room, an open-plan kitchen with high-end appliances, a dining area and a guest toilet. On the second floor there are 3 bedrooms and 2 bathrooms, with fantastic mountain views. High-quality materials are used in construction. Air conditioning and underfloor heating in all rooms. All windows have electric sun blinds. Electric gates to the complex, video surveillance. Home alarm system. Photovoltaic panels for generating electricity. The Smart Home system.

### Property Info

Covered Area	<b>195</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>135108</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Monagroulli Region: **Limassol**

## Price: €645 000 + VAT

VAT for this property is **€53,088** or **€122,550**. 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>€3 308.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€645 000 on Apr 8, 2025

