

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

- 4 bedrooms
- 3 W/C
- Internal Area 241m<sup>2</sup>
- Plot Area 833m<sup>2</sup>
- Infinity Swimming Pool
- Underfloor Heating
- Smart Home
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **241**  
 Heating **Underfloor Heating, Yes**

### Plot / Area Info

Plot area **833**  
 Pool **Yes**

### Additional info

Reference Number **11852**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Monagroulli  
 Coordinates: **34.746515950758 / 33.211526656017**

Region: **Limassol**

## Price: €899 000 + VAT

VAT for this property is **€92,474** or **€170,810**. 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>€3 730.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€850 000 on May 15, 2025

€899 000 on Sep 16, 2025





