

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

Three-Bedroom Villa with Expansive Layout, Sea Views, and Optional Pool in Moni, Limassol

This exquisite three-bedroom villa offers generous space, timeless elegance, and panoramic sea views in one of Limassol’s most desirable suburban areas—Moni. Just five minutes from the beach and a short drive to the city, the villa combines the best of coastal serenity and urban convenience, making it ideal for families or those who enjoy entertaining in style.

Set on a large private plot, the home features a contemporary design with architectural elements inspired by harmony and functionality. The layout includes a spacious open-plan living and dining area that connects seamlessly ...

#### Property Info

Covered Area	<b>166</b>
Covered Veranda	<b>10</b>
Uncovered Veranda	<b>40</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>418</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>237315</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Moni Region: **Limassol**

## Price: €517 000 + VAT

VAT for this property is **€32,826** or **€98,230**. 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>€3 114.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€517 000 on Jun 5, 2025



