

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

For sale is a stunning under construction detached house located in the charming community of Monagroulli. This modern home offers an internal space of 110.82 m2 and features three spacious bedrooms and one well-appointed bathroom. The property sits on a large plot, providing ample outdoor space for family gatherings or relaxing by the private swimming pool.



Monagroulli is known for its tranquil atmosphere and beautiful landscapes. Surrounded by nature, this area is perfect for those looking for a peaceful retreat while still being close to local amenities. Enjoy the charm of traditional Cypriot village life, with restaurants, cafes, and shops just a short drive away.

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### Property Info

Covered Area	<b>111</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

Plot area	<b>511</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SR19838</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

#### Location

**Location:** Monagroulli

Region: **Limassol**

Coordinates: **34.74808252122 / 33.212170587986**

## Price: €501 000 + VAT

VAT for this property is **€25,050** or **€95,190**. 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>€4 514.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€448 000 on Oct 10, 2023  
 €501 000 on Apr 15, 2025



3 BEDROOM VILLA

