

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

- 3 bedrooms
- 2 W/C
- Internal Area 172.5m<sup>2</sup>
- Covered Verandas 17.42m<sup>2</sup>
- Uncovered Verandas 55.44m<sup>2</sup>
- Plot Area 608.91m<sup>2</sup>
- Swimming Pool
- Covered Parking
- Garden
- 5 min from the sea



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**173**

Plot area

**609**

Pool

**Yes**

Parking

**Covered, Yes**

Reference Number

**13039**

Property type

**House**

Condition

**Brand New**

Bathrooms

**2**

View

**Sea view**

### Amenities

### Location

- Guest WC

**Location:** Monagroulli

Region: **Limassol**

Coordinates: **34.747749058838 / 33.210713113075**

## Price: €600 000 + VAT

VAT for this property is **€41,168** or **€114,000**. 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>€3 468.00/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

€600 000 on Jul 22, 2025



3 BEDROOM VILLA

