

## 3 Bedroom House for Sale in Limassol

Discover the charm of this 3 bedroom Villa in Moniatis area, nestled on Troodos Mountain and scenic hiking trails. This spacious mansion sits on a huge plot, featuring all the convenient and modern facilities. Enjoy the serene environment along with a cozy fireplace area perfect for mountain evenings. An amazing and sustainable living in a picturesque mountain setting! The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area	290
Covered Veranda	70
Floor Number	1
Total Number of Floors	1

### Plot / Area Info

Plot area 1202

### Additional info

Reference Number	S641-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

### Amenities

### Location

**Location:** Limassol Region: **Limassol**  
**Coordinates:** 34.6851 / 33.0442

## Price: €1 500 000 + VAT

VAT for this property is **€176,379** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 172.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>N/A</b>	Email	<b>cyp@cyprus-alliance.com</b>
License number	<b>N/A</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€1 500 000 on Aug 26, 2025







