

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

Nestled in the peaceful countryside near the charming village of Moni, Limassol, this beautifully renovated 3-bedroom villa offers a rare combination of privacy, space, and natural beauty — all just 5 minutes from the beach and close to the popular Caputo Events venue.

Set on an expansive 5,400 m<sup>2</sup> plot, the property is surrounded by lush greenery, mature olive and orange trees, and enjoys complete tranquility in a serene rural setting. The villa itself covers 170 m<sup>2</sup> and is thoughtfully designed for comfort and modern living, with tasteful renovations throughout.

Inside, the home features an open-plan living and dining area, a well-appointed kitchen, three spacious bedro...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>170</b>			Reference Number	<b>239088</b>
Energy Efficiency	<b>B</b>	Plot area	<b>5400</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Construction Year	<b>2001-2010</b>
				Bathrooms	<b>2</b>

Amenities	Location
	<b>Location:</b> Moni Region: <b>Limassol</b>

## Price: €750 000 + VAT

VAT for this property is **€49,853** or **€142,500**. 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 Price per SQM	<b>~€26 600.00</b> <b>€4 412.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€749 000 on Aug 27, 2025

€750 000 on Jan 5, 2026



