

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

This beautiful 3-bedroom home in Monagroulli, Limassol offers the perfect blend of luxury, privacy, and nature. Situated on a sprawling 5,618 sq.m. plot, the property boasts incredible mountain views and spacious covered areas of 230 sq.m., ideal for a peaceful lifestyle.

### Key Features

4 spacious bedrooms, including a master bedroom with an ensuite bathroom.

1 additional bathroom and 1 toilet.

Open-plan living areas and a modern kitchen, designed for comfort and convenience.

The outdoor area is perfect for relaxation and entertainment, featuring a private swimming pool and ample space for outdoor activities. Additionally, the property includes a water well, ...

### Property Info

Covered Area **539**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **5618**  
 Pool **Yes**

### Additional info

Reference Number **239341**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2017**  
 Bathrooms **4**

### Amenities

#### Location

**Location:** Monagroulli Region: **Limassol**

## Price: €1 200 000 + VAT

VAT for this property is **€181,247** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 226.00/m²</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

€1 200 000 on Sep 13, 2025

