

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

- 3 bedrooms
- 3 W/C
- Internal Area 231m<sup>2</sup>
- Plot Area 886m<sup>2</sup>
- Infinity Swimming Pool
- Underfloor Heating
- Smart Home
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>231</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>886</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>11855</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Monagroulli  
**Coordinates:** **34.746618475663 / 33.211651430587**

Region: **Limassol**

**Price: €715 000 + VAT**

VAT for this property is **€70,850** or **€135,850**. 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>€3 095.00/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: +35722344842			

**Price change history**

€715 000 on Sep 16, 2025









