

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

This project is located just 10 minutes from the center of Limassol, in the picturesque village of Moni, where you can enjoy natural beauty and stunning sea views. The project boasts a convenient location only 3 minutes from Morphosis School and provides easy access to bakeries, pharmacies, and all essential amenities. Project and villa features: 5 modern villas with stylish designer interiors 2 floors in each villa 3 spacious bedrooms Laundry room Smart storage systems Parking Private pool Landscaped gardens Optional features: BBQ area, sports zone, mini-SPA, playground, and outdoor cinema lounge. The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area **230**  
 Covered Veranda **90**

### Plot / Area Info

Plot area **570**

### Additional info

Reference Number **A0258-5**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Moni Region: **Limassol**  
 Coordinates: **34.73355 / 33.20666**

## Price: €600 000 + VAT

VAT for this property is **€59,217** 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 609.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€600 000 on Sep 16, 2025



