

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

Reference ID: #SA32397 Price details: €435,700 +VAT Nestled in the tranquil Moni neighborhood, this 203 sqm residence epitomizes modern comfort. Boasting three spacious bedrooms and three tastefully appointed bathrooms, it offers a perfect balance of privacy and luxury. The open-concept living space seamlessly connects the living, dining, and kitchen areas, while large windows flood the interior with natural light. Outside, a private pool, BBQ area, and covered parking complete this oasis, providing a serene retreat for both relaxation and entertainment.



### Property Info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>203</b>         |
| Total Number of Floors | <b>1</b>           |
| Furnishing             | <b>Unfurnished</b> |
| Energy Efficiency      | <b>N/A</b>         |
| Air Conditioning       | <b>No</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>325</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA32397</b>            |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Storage room

### Location

**Location:** Moni  
Coordinates: **34.74260170493 / 33.205478602608**

Region: **Limassol**

## Price: €435 700 + VAT

VAT for this property is **€37,711** or **€82,783**. 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>€2 146.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€435 000 on Oct 19, 2023  
 €435 700 on Feb 14, 2025

