

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

Nestled in the serene surroundings of Moni village near Limassol, this luxurious villa offers an unparalleled blend of elegance and comfort. Combining luxury, convenience, and breathtaking views, this exceptional villa is the perfect home for discerning buyers. The exquisite residence features two swimming pools, two office spaces, and three spacious bedrooms, each with en-suite bathrooms. A guest room provides additional accommodation for visitors, ensuring that every need is met with style and sophistication. The villa also includes a separate service area, complete with an extra bedroom, gym, and sauna, providing the ultimate in relaxation and wellness. Enjoy stunning panor...



### Property Info

Covered Area	<b>365</b>
Covered Veranda	<b>12</b>
Uncovered Veranda	<b>36</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool **Yes**

### Additional info

Reference Number	<b>9866</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>5+</b>

### Amenities

- Elevator

### Location

**Location:** Moni Region: **Limassol**  
**Coordinates:** **34.737361 / 33.193611**

## Price: €2 600 000 + VAT

VAT for this property is **€344,411** or **€494,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 123.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 600 000 on Oct 8, 2025













