

## 2 Bedroom Apartment for Sale in Moni, Limassol District

Set in the peaceful surroundings of Moni, just minutes from Limassol, this gated residential community blends the calm of nature with the convenience of city living. Designed for those who value both privacy and accessibility, it offers direct, traffic-free access to the city's business hub and coastline.



Comprising three elegant buildings, the development features a refined selection of one- and two-bedroom apartments, each designed with modern architecture, functional layouts, and energy-efficient systems. For added flexibility, units can be combined to create larger living spaces tailored to individual needs.

The community's exceptional infrastructure enhances everyda...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>94</b>                      |
| Covered Veranda        | <b>14</b>                      |
| Uncovered Veranda      | <b>19</b>                      |
| Total Number of Floors | <b>3</b>                       |
| Furnishing             | <b>Unfurnished</b>             |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Autonomous Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>14687</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Moni      Region: **Limassol**  
**Coordinates:** **34.73353 / 33.201511**

## Price: €355 500 + VAT

VAT for this property is **€17,775** or **€67,545**. 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>~€10 820.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 782.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€355 500 on Oct 9, 2025

