

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

This luxury villa is located in Moni, on a hilltop offering panoramic views of the sea and mountains. The residence features three bedrooms with en-suite bathrooms, a guest room, and two office spaces. A separate service area includes an additional bedroom, gym, and sauna. The property also offers two swimming pools, a rooftop garden, underfloor heating, and solar panels. The location ensures a peaceful environment just 6 km from Limassol's coastline, hotels, and restaurants. The main features of the project and the units: 4 bedrooms with en-suite bathrooms Guest room 2 office spaces 2 swimming pools Separate service area with extra bedroom Gym, jacuzzi, and sauna Roof garden with p... X

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>477</b>			Reference Number	<b>B416-1</b>
Covered Veranda	<b>123</b>	Plot area	<b>734</b>	Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>4</b>
<b>Amenities</b>	<b>Location</b>				
	<b>Location:</b> Moni	<b>Region:</b> Limassol			
	Coordinates: <b>34.73741 / 33.19346</b>				

## Price: €2 600 000 + VAT

VAT for this property is **€379,535** 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 Price per SQM	<b>~€100 600.00</b> <b>€5 451.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€2 600 000 on Oct 10, 2025









