

## 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<br>Price per SQM | <b>~€100 600.00</b><br><b>€5 451.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€2 600 000 on Oct 10, 2025









