

## 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...

### Property Info

Covered Area **477**  
 Covered Veranda **123**

### Plot / Area Info

Plot area **734**

### Additional info

Reference Number **B416-1**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**

### Amenities

### Location

**Location:** Moni Region: **Limassol**  
 Coordinates: **34.73741 / 33.19346**

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

**Representative: Cyprus Developers Alliance (CDA Group)**

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**Price change history**

€2 600 000 on Oct 10, 2025









