

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

On the peaceful outskirts of Limassol, in the picturesque village of Moni, a limited collection of five contemporary villas brings together design sophistication and the serenity of nature. Surrounded by open views of the valley and hills, this residential haven offers an elegant lifestyle just fifteen minutes from the sandy shores of Governor's Beach.



Each villa embodies the essence of modern comfort: bright open-plan interiors, high ceilings, and large verandas that blur the line between indoor and outdoor living. Underfloor heating, VRV climate control, and photovoltaic systems ensure Class A energy efficiency and year-round balance between luxury and sustainability.

The ...

Property Info		Plot / Area Info		Additional info	
Covered Area	170				
Covered Veranda	12	Plot area	438	Reference Number	14887
Furnishing	Unfurnished	Pool	Yes	Property type	House
Heating	<b>Underfloor Heating, Yes</b>	Parking	Covered, Yes	Bathrooms	3
Air Conditioning	All rooms, Yes				

Amenities Location

• Parking Region: Limassol

Coordinates: 34.743004 / 33.205489



Price: €456 500 + VAT

VAT for this property is €30,344 or €86,735. 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 Excluded

Title transfer fee ~€14 860.00

Price per SQM €2 685.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

## **Price change history**

€456 500 on Oct 15, 2025





















