

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

Covered Area	170
Covered Veranda	12
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	438
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	14887
Property type	House
Bathrooms	3

Amenities

- Parking

Location

Location: Moni
Coordinates: **34.743004 / 33.205489**

Region: **Limassol**

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	Common expenses	None
		Price per SQM	€2 685.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€456 500 on Oct 15, 2025



