

3 Bedroom House for Sale in Moniatis, Limassol District

Nestled in the serene village of Moniatis, this elegant three-bedroom villa offers a perfect blend of modern comfort and natural beauty. Surrounded by lush pine forests and fresh mountain air, it provides a peaceful retreat while remaining just a short drive from Limassol.



Designed in a unique modern "barn house" style, the villa combines contemporary architecture with the charm of a forest setting. Located within a private gated community, residents enjoy both comfort and security, along with beautifully landscaped surroundings and family-friendly spaces.

Property Features & Benefits:

- 3 spacious bedrooms
- Private garden and optional swimming pool<...

Property Info		Plot / Area	Info	Additional info	
Covered Area	95				
Covered Veranda	13	Plot area 231		Reference Number	9680 House 3
Uncovered Veranda	3		221		
Total Number of Floors	3		231	Property type	
Energy Efficiency	A			Bathrooms	
Heating	Underfloor Heating, Yes				

Amenities Location



Location: Moniatis Region: **Limassol**

Coordinates: 34.866831024668 / 32.904481892523



Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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	~ €14 400.00	Common ovnences	Nama
		Price per SQM	€4 684.00/m²	Common expenses	None

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

Price change history

€445 000 on Oct 25, 2025

























