

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. X

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		Reference Number 9680
Uncovered Veranda	3	Plot area 231	Property type House
Total Number of Floors	3		Bathrooms 3
Energy Efficiency	A		
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 Price per SQM	~€14 400.00 €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







