

## 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	<b>95</b>		
Covered Veranda	<b>13</b>		Reference Number <b>9680</b>
Uncovered Veranda	<b>3</b>	Plot area <b>231</b>	Property type <b>House</b>
Total Number of Floors	<b>3</b>		Bathrooms <b>3</b>
Energy Efficiency	<b>A</b>		
Heating	<b>Underfloor Heating, Yes</b>		

Amenities	Location
	<b>Location:</b> Moniatis
	Region: <b>Limassol</b> Coordinates: <b>34.866831024668 / 32.904481892523</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€14 400.00</b> <b>€4 684.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€445 000 on Oct 25, 2025







