


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
Uncovered Veranda	3
Total Number of Floors	3
Energy Efficiency	A
Heating	Underfloor Heating, Yes

Plot area **231**

Reference Number **9680**
 Property type **House**
 Bathrooms **3**

Amenities

Location

Location: Moniatis
Coordinates: **34.866831024668 / 32.904481892523**

Region: **Limassol**

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 expenses	None
		Price per SQM	€4 684.00/m²		

Representative: RealDeal Estates

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Price change history

€445 000 on Oct 25, 2025







