


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

| | |
|------------------------|--------------------------------|
| Covered Area | 258 |
| Covered Veranda | 30 |
| Uncovered Veranda | 3 |
| Total Number of Floors | 3 |
| Energy Efficiency | A |
| Heating | Underfloor Heating, Yes |

Plot / Area Info

Plot area **276**

Additional info

Reference Number **9681**
 Property type **House**
 Bathrooms **3**

Amenities

Location

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

Region: **Limassol**

Price: €682 400 + VAT

VAT for this property is **€74,112** or **€129,656**. 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 | ~€23 896.00 | Common expenses | None |
| | | Price per SQM | €2 645.00/m² | | |

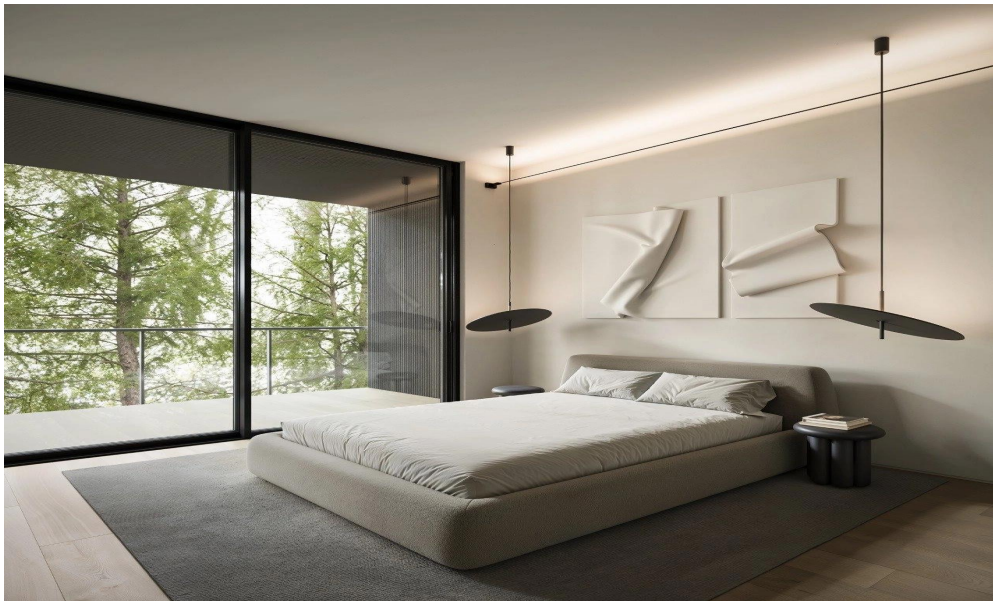
Representative: RealDeal Estates

| | | | |
|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
| Phone: +35725255505, +35794001333 | | | |

Price change history

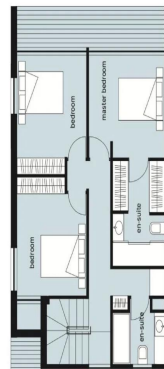
€682 400 on Oct 25, 2025







1ST FLOOR



2ND FLOOR



3RD FLOOR