


## 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	<b>258</b>
Covered Veranda	<b>30</b>
Uncovered Veranda	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€23 896.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 645.00/m<sup>2</sup></b>		

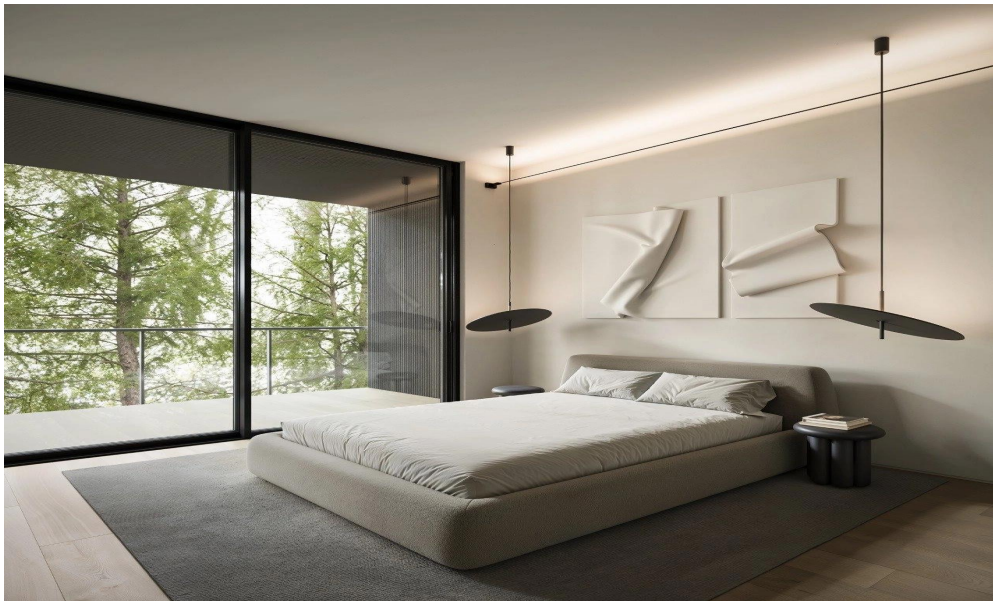
## Representative: RealDeal Estates

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

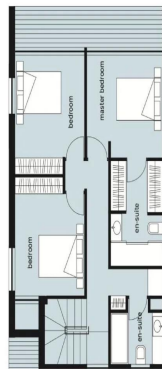
€682 400 on Oct 25, 2025







1ST FLOOR



2ND FLOOR



3RD FLOOR