

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	258				
Covered Veranda	30	Plot area 318	Reference Number Property type Bathrooms	0683	
Uncovered Veranda	3			9682 House 3	
Total Number of Floors	3				
Energy Efficiency	A				
Heating	Underfloor Heating, Yes				

Amenities Location



Location: Moniatis Region: **Limassol**

Coordinates: 34.866831024668 / 32.904481892523



Price: €687 700 + VAT

VAT for this property is €74,687 or €130,663. 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 ~€24 108.00

Price per SQM €2 666.00/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

€687 700 on Oct 25, 2025



















