


### 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 314

Additional info

Reference Number	9683
Property type	House
Bathrooms	3

Amenities

Location

Location: Moniatis  
Coordinates: 34.866831024668 / 32.904481892523

Region: Limassol

## Price: €687 000 + VAT

VAT for this property is **€74,611** or **€130,530**. 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>~€24 080.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 663.00/m²</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>
Phone: <b>+35725255505, +35794001333</b>			

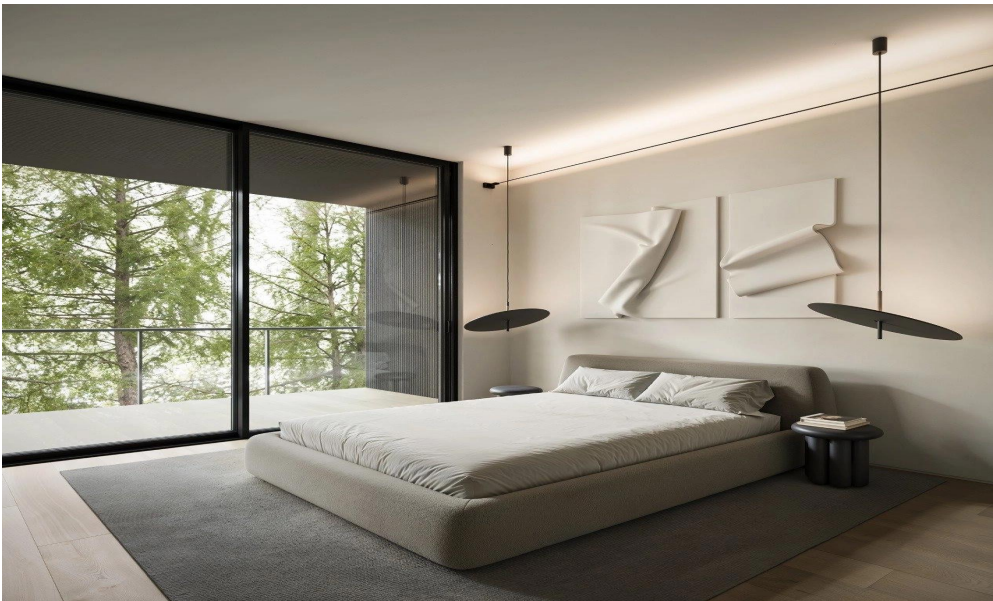
## Price change history

€687 000 on Oct 25, 2025





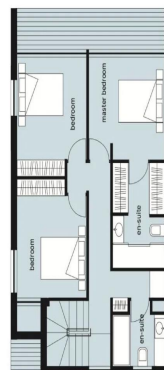








1ST FLOOR



2ND FLOOR



3RD FLOOR