


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 249

Additional info

Reference Number	9684
Property type	House
Bathrooms	3

Amenities

Location

Location: Moniatis
Coordinates: 34.866831024668 / 32.904481892523

Region: Limassol

Price: €675 300 + VAT

VAT for this property is **€73,341** or **€128,307**. 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	~€23 612.00	Common expenses	None
		Price per SQM	€2 617.00/m²		

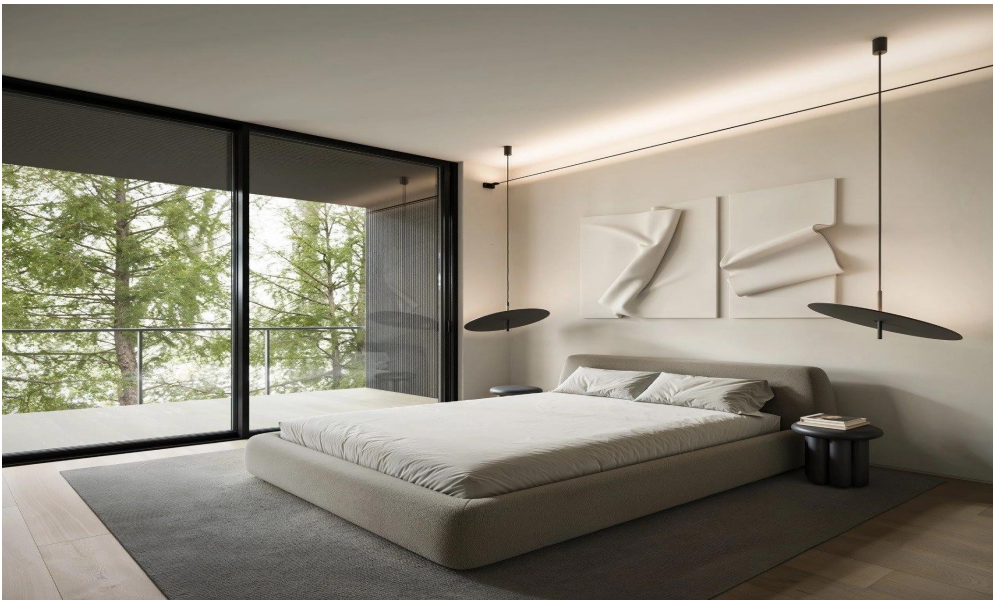
Representative: RealDeal Estates

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

Price change history

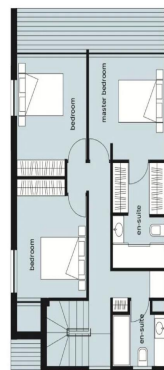
€675 300 on Oct 25, 2025







1ST FLOOR



2ND FLOOR



3RD FLOOR