

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 217

Additional info

|                  |       |
|------------------|-------|
| Reference Number | 9686  |
| Property type    | House |
| Bathrooms        | 3     |

Amenities

Location

Location: Moniatis  
Coordinates: 34.866831024668 / 32.904481892523  
Region: Limassol

## Price: €675 500 + VAT

VAT for this property is **€73,362** or **€128,345**. 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>~€23 620.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 618.00/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> |              |            |  |

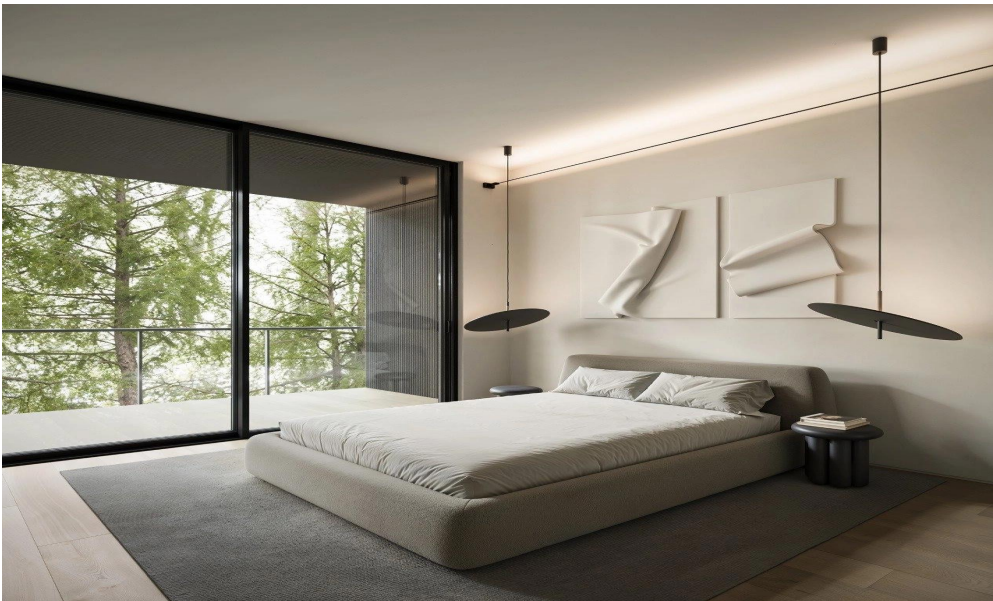
## Price change history

€675 500 on Oct 25, 2025





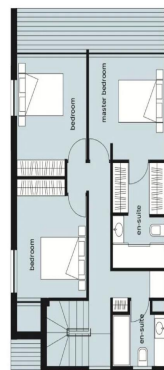








1ST FLOOR



2ND FLOOR



3RD FLOOR