

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 469	Reference Number Property type Bathrooms	0607	
Uncovered Veranda	3			9687 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: €720 000 + VAT

VAT for this property is €78,195 or €136,800. 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 ~€25 400.00

Price per SQM €2 791.00/m²

Common expenses None

Representative: RealDeal Estates

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Price change history

€720 000 on Oct 25, 2025





















