

## 3 Bedroom House for Sale in Moni, Limassol District

- 3 bedrooms
- 3 W/C
- Internal Area 260m2
- Covered Verandas 7m2
- Uncovered Verandas 33m2
- Swimming Pool
- Attic
- Fireplace
- Laundry Room
- Courtyard
- Year of Construction 2012
- Land Area os Share 1986sq.m (Total Land 7358 sq.m)



### Additional Details:

- Property represents 27% share of a residential field
- Pending Energy Performance Certificate
- Distribution Agreement in place
- Note: The property borders a Cypriot National Guard camp
- Building Density 30%
- Coverage 20%

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>260</b>	Plot area	<b>7358</b>	Reference Number	<b>15207</b>
		Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Uncovered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>3</b>

### Amenities      Location

**Location:** Moni

Coordinates: **34.737496099865 / 33.200502348701**

Region: **Limassol**

## Price: €490 000 + VAT

VAT for this property is **€53,523** or **€93,100**. 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 Price per SQM	<b>~€16 200.00</b> <b>€1 885.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€490 000 on Nov 18, 2025



