

## 2 Bedroom Apartment for Sale in Moni, Limassol District

Covered Area: 76 sq.m

Veranda: 17 sq.m

Title Deeds Available

Modern and well-maintained 2-bedroom ground floor apartment in the peaceful Kanika Moni Green Village, just 10 minutes from Limassol's beaches and St. Raphael Marina.

Built in 2019, the apartment is partly furnished with GREE A/C units, a Samsung washing machine, and other essential appliances. It includes 1 bathroom with a bathtub, a guest WC, and a spacious 17 sq.m veranda with direct access to the communal pool.

Community features include a gym, playground, and easy highway access. Uncovered parking included.

### Property Info

|                  |                       |
|------------------|-----------------------|
| Covered Area     | <b>93</b>             |
| Covered Veranda  | <b>17</b>             |
| Air Conditioning | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>240822</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Moni Region: **Limassol**

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>~€5 800.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 473.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€230 000 on Nov 25, 2025

























