

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

A well-maintained ground-floor detached house located in the quiet residential area of Moni, offering easy access to Limassol and the coastline. The property features an open-plan living, dining, and kitchen area with fireplace, three bedrooms including a master bedroom with en-suite, a family bathroom, guest W/C, laundry room, and an attic accessible via internal staircase. Outdoor areas include a private swimming pool with outdoor bathroom, covered and uncovered verandas, a landscaped yard, and uncovered parking. Ideally positioned close to the A1 highway and within short driving distance to the beach, this home combines privacy with convenience.

### Property Info

Covered Area	<b>260</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>7358</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>241296</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Moni 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	<b>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 885.00/m²</b>		

## Representative: MySpace

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## Price change history

€490 000 on Dec 19, 2025











