

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

### 3-Bedroom Villa

The three-bedroom villa offers a spacious and well-balanced layout designed for comfortable family living. The ground floor features an open-plan living and dining area connected to a modern kitchen, creating a bright and functional central space ideal for both everyday life and entertaining.

Large sliding doors provide direct access to private outdoor areas, allowing residents to enjoy the surrounding natural environment and fresh mountain air. These outdoor spaces are perfect for relaxation, dining, or spending time with family and friends.

Upstairs, the bedrooms are thoughtfully designed to ensure privacy and comfort. The master bedroom serves as a pri...

#### Property Info

Covered Area	<b>134</b>
Covered Veranda	<b>13</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>231</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>241457</b>
Property type	<b>House</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

**Location:** Moniatis Region: **Limassol**

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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>~€14 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 321.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€445 000 on Jan 13, 2026







