

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

A charming detached house for sale in Moniatis, set on a generous 1,338 sq.m. plot with mature trees and the rare advantage of no neighboring construction on any side, ensuring absolute privacy. The house offers 154 sq.m. of covered internal areas plus 37 sq.m. of covered verandas, surrounded by a large landscaped garden and yard.



The ground floor features an open-plan living area with a spacious kitchen and dining space, a cozy fireplace, and a guest toilet with shower. Electric heaters are installed throughout the house. The first floor comprises four bedrooms (one currently used as a gym) and a family bathroom with bathtub.

In excellent condition, the property is located ...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>191</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>1338</b>           |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>32583</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Gym

### Location

**Location:** Moniatis  
**Coordinates:** **34.859794244507 / 32.908331919055**

Region: **Limassol**

## Price: €830 000 + VAT

VAT for this property is **€66,443** or **€157,700**. 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>~€29 800.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 346.00/m²</b> |                 |             |

## Representative: FOX

|                                                        |              |            |                                            |
|--------------------------------------------------------|--------------|------------|--------------------------------------------|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number                                         | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |                                            |

## Price change history

€830 000 on Jan 28, 2026





















