

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

We are delighted to present this cozy and modern detached three-bedroom house, ideally situated in a peaceful residential area between Pyrgos and Moni. Designed with comfort, style, and practicality in mind, this beautiful home offers the perfect retreat for those seeking a quiet lifestyle while still being just a short drive from the heart of Limassol.



The property sits on a generous 663sqm plot and offers 153sqm of internal covered space and 30sqm covered veranda, thoughtfully arranged over two levels to provide the ideal balance of open living areas and private rooms.

Ground Floor

Step inside to a spacious open-plan layout, where a modern kitchen, living room, and din...

### Property Info

Covered Area	<b>191</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **383**

### Additional info

Reference Number	<b>16173</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Guest WC

### Location

**Location:** Moni  
**Region:** Limassol  
**Coordinates:** **34.7390692 / 33.2012827**

## Price: €435 000 + VAT

VAT for this property is **€34,823** or **€82,650**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 277.00/m²</b>		

## Representative: FOX

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## Price change history

€425 000 on Oct 23, 2023  
 €435 000 on May 2, 2024



