


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

Discover contemporary living in this beautifully designed 3-bedroom detached house, located in an exclusive new development in the peaceful area of Moni Village. Part of a boutique project of just 11 homes, this property offers the perfect balance between privacy, style, and natural surroundings—ideal for those seeking a serene lifestyle just a short drive from the city. 

Set on a 197 sqm plot, the house features 151 sqm of internal covered space, thoughtfully designed to maximize comfort and functionality. The open-plan layout flows seamlessly onto a 43 sqm covered veranda, perfect for relaxing or entertaining. A standout feature is the private 40 sqm roof garden, offering panora...

### Property Info

Covered Area **151**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **197**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **H-126164**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Guest WC

### Location

**Location:** Moni Region: **Limassol**  
**Coordinates: 34.738233 / 33.202008**

## Price: €430 000 + VAT

VAT for this property is **€21,899** or **€81,700**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 848.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€390 000 on Oct 23, 2023  
€430 000 on Apr 26, 2026

