

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

This cozy villa offers an ideal combination of privacy, comfort, and modern technology. Designed with family living in mind, the property is surrounded by natural greenery while being just a short drive from urban infrastructure and everyday amenities.

Each villa in the complex features a private swimming pool with an ozone water purification system, ensuring a safe, eco-friendly, and comfortable swimming experience without the use of chlorine.

### Construction and Materials

The villa is built with a reinforced concrete frame, including columns, beams, and slabs, with externally insulated brick partition walls. Exterior walls are constructed with 25 cm thermobricks and insu...

### Property Info

Covered Area	<b>212</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>480</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>242549</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Monagroulli Region: **Limassol**

**Price: €1 500 000 + VAT**

VAT for this property is **€136,415** or **€285,000**. 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>€7 075.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€1 500 000 on Feb 18, 2026



