

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

Discover a charming 3-bedroom, 3-bathroom villa nestled in the peaceful mountain village of Moniatis, an area loved for its forest landscapes, fresh mountain air, and tranquil atmosphere. Designed in a modern barn-house architectural style, this elegant home combines contemporary aesthetics with the warmth of nature, creating a perfect retreat just a short drive from the city. ✖

The villa spans three floors and offers 228 m<sup>2</sup> of internal living space, including 141.51 m<sup>2</sup> of main living area and a 70.75 m<sup>2</sup> attic, ideal for a home office, guest space, or cozy lounge. The property sits on a 469 m<sup>2</sup> plot and features 30 m<sup>2</sup> of covered veranda plus 13.5 m<sup>2</sup> of uncovered veranda, perfect ...

### Property Info

Covered Area	<b>228</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>469</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>33156</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

### Amenities

- BBQ zone

### Location

**Location:** Moniatis Region: **Limassol**  
 Coordinates: **34.866461308642 / 32.901883212297**

## Price: €720 000 + VAT

VAT for this property is **€70,484** or **€136,800**. 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>€3 158.00/m<sup>2</sup></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

€720 000 on Mar 14, 2026









