NEARLY NEW 3 BEDROOM VILLA IN MONI   490 000 €

Property Code:	7056	**Type:**	Sale - House/Villa
Location:	Limassol - MONI	**Internal Area:**	140 m²
Plot Area:	390 m²	**Bedrooms:**	3
Bathrooms:	3	**Year of construction:**	2023
Distance to airport:	50 km	**Status:**	Resale
VAT:	no	**Uncovered verandas, m²:**	33
Covered verandas, m²:	19		

Property features:

Furnished	Air Condition	Parking - Uncovered	Furnished
Store Room	Solar panels for hot water	Double Glazing	Garden
Washing machine	Dish washer	Cooker	Extractor Fan
Parking	Refrigerator	Balcony	

Description:

The project offers panoramic sea views and communal facilities, built in consideration with Feng Shui elements and provisions to accommodate optional features such as Jacuzzi, swimming pool, exterior barbeque area and so forth. The project is currently under construction, although part of the project is almost complete and some of the premises already finished. We have sold off plan several villas to families who were amazed by the area's tranquility and views, the possibility of a big house with spacious gardens, beautiful surrounding scenery, fast access to the capital and airport and 12- 15' drive to the city center of Limassol. It is the ideal place for anyone who wishes to live away from the center's noise and traffic but also close to all sort of amenities and schools, as well as a 5min drive to some of the islands most spectacular beaches.

Key Highlights of the Development:

Located in the peaceful Moni area, just 12–15 minutes from Limassol city center

5-minute drive to blue-flag beaches, luxury hotels, and St. Raphael Marina

Fast access to the high way and airport

Close to amenities, schools, and leisure facilities

Fully Furnished

Ideal for living or renting, with no VAT applicable (resale property)

Plot Area: 390 m²

Internal Covered Area: 140 m²

Covered Veranda: 10 m²

Covered Parking: 19 m²

Uncovered Veranda: 33 m²

Private Yard: 240 m²

Total Covered Area: 169 m²

This is an excellent opportunity for those seeking a high-quality residence or a solid investment in a growing area.

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