

## 3 BEDROOM VILLA IN THE MODERN PROJECT IN MONI

€ 474 000

|   |                    |   |                    |
|---|--------------------|---|--------------------|
| <b>Property Code:</b>                   | 1393               | <b>Type:</b>                              | Sale - House/Villa |
| <b>Location:</b>                        | Limassol - MONI    | <b>Internal Area:</b>                     | 140 m <sup>2</sup> |
| <b>Plot Area:</b>                       | 394 m <sup>2</sup> | <b>Bedrooms:</b>                          | 3                  |
| <b>Bathrooms:</b>                       | 2                  | <b>Year of construction:</b>              | 2025               |
| <b>Distance to airport:</b>             | 50 km              | <b>Status:</b>                            | Under Construction |
| <b>VAT:</b>                             | +VAT               | <b>Uncovered verandas, m<sup>2</sup>:</b> | 33                 |
| <b>Covered verandas, m<sup>2</sup>:</b> | 10                 |   |                    |

### Property features:

|                   |                |            |                            |
|-------------------|----------------|------------|----------------------------|
| Parking - Covered | Telephone Line | Store Room | Solar panels for hot water |
| Double Glazing    | Garden         | Balcony    |                            |

### Description:

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It is a unique combination of exclusive villas and functional maisonettes. A contemporary development in the area of Moni, just ten minutes from Limassol and five minutes from the Mediterranean sandy beach. This modern project is positioned in such a way to take advantage of the panoramic views across a completely unspoilt aspect of rolling hills and beach beyond.

Buying nearly completed property you can add your personal touch to the final finishes. Optional features, such as a furniture, electric goods, private swimming pool and Jacuzzi will underline your luxurious comfortable living. Move in to your customized villa and you will enjoy the beautifully landscaped gardens, the communal park area with the coffee kiosk, the children's playground and the green areas surrounding the site.

Phase A of the project is currently under construction with a "show-house" open for viewing. There are two 3 bedroom villas available for sale.

Plot area: 361 and/or 369 m<sup>2</sup>

Covered area: 140m<sup>2</sup>

Covered Parking: 16m<sup>2</sup>

Covered veranda: 10m<sup>2</sup>

Uncovered veranda: 47 and / or 43 m<sup>2</sup>

Private yard: 165m<sup>2</sup>

Total Covered area: 166 and /or 192 m<sup>2</sup>

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



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