

# 3 Bedroom House in Moni, Limassol

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For Sale : **€ 465,000**

**Description**
3-Bedroom Villa – Modern Comfort Surrounded by Nature Near Limassol
General Description
This 3-bedroom villa combines contemporary architectural design with the tranquility of a natural setting, creating a perfect sanctuary just 15 km from Limassol Town.
Set within an exclusive collection of 14 detached villas, it offers residents a lifestyle of privacy, elegance, and modern comfort — all within minutes of the coast and essential amenities.
Designed for both permanent living and leisure, the villa is surrounded by lush greenery, featuring private gardens, spacious terraces, and the option to include a private swimming pool.
The development's peaceful location allows residents to enjoy a serene atmosphere while remaining close to schools, supermarkets, cafés, and the beach.
Design & Architecture
The villa's architecture reflects a refined modern Mediterranean style, characterized by clean lines, natural materials, and large openings that allow abundant natural light.
Each home is carefully oriented to ensure privacy, comfort, and captivating views of the surrounding landscape.
Architectural Highlights:
Elegant two-storey design with contemporary features
Open-plan living areas seamlessly connected to outdoor spaces
Covered and uncovered verandas ideal for dining and relaxation
Private landscaped garden and optional swimming pool
Parking for two cars and gated entry for added privacy
Interiors & Layout
The villa's interior layout has been thoughtfully planned to combine functionality, comfort, and aesthetic harmony.
Generous living and dining areas form the heart of the home, designed for both everyday living and entertaining.
The modern kitchen is fitted with sleek finishes and ample storage, complementing the open-plan configuration.
Upstairs, three spacious bedrooms provide peace and privacy, with the master suite featuring an en-suite bathroom and balcony with scenic views.
For those desiring extra space, there is an option to convert the villa into a four-bedroom home, offering flexible solutions for growing families or additional guest accommodation.
Interior Features:
Open-plan living and dining area with direct garden access
Contemporary kitchen with modern cabinetry and finishes
Three large bedrooms (optional fourth bedroom available)
Master suite with en-suite bathroom and private veranda
High-quality ceramic and flooring finishes
Elegant bathrooms with European sanitary fittings
Energy Efficiency Class A
Outdoor Living & Comfort
Outdoor spaces are designed to enhance relaxation and social life, blending privacy with Mediterranean charm.
A private garden and multiple terraces offer ideal settings for al fresco dining, morning coffee, or sunset gatherings, while the optional pool adds a touch of resort-style luxury.
Outdoor Highlights:
Spacious private garden surrounded by greenery
Covered and uncovered verandas for outdoor living
Optional private swimming pool
Double parking area
Location & Lifestyle
Ideally positioned just a 5-minute drive from the beach and luxury 5-star hotels, the villa offers easy access to both the seaside and urban conveniences.
Nearby, you'll find schools, supermarkets, traditional taverns, and cafés, ensuring effortless daily living within a peaceful environment.
Location Highlights:

15 km from Limassol Town
5 minutes to the nearest beach
Close to international schools and everyday amenities
Peaceful setting with partial sea views and natural surroundings
Lifestyle & Investment Value
This 3-bedroom villa represents the essence of modern Mediterranean living — spacious, elegant, and connected to nature.
Its energy-efficient design, high-quality construction, and prime coastal proximity make it an ideal home for families or investors seeking long-term value.
Whether as a private residence, holiday retreat, or rental investment, this villa offers a perfect blend of sophistication, serenity, and accessibility — a place where modern living meets the peaceful rhythm of nature.

## Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **2a**

## Main Features

Property Subtype: **Detached House**
Bedrooms: **3**
Covered Parking: **1**

Construction Stage: **Under Construction**
Bathrooms: **2**

Construction Year: **2027**
WC Bathrooms: **3**

## Area

Internal Area: **120m²**
Covered Area: **146m²**

Covered Verandas: **26m²**
Plot Area: **382m²**

Uncovered Verandas: **45m²**
Total Area: **191m²**

## Energy & Heating

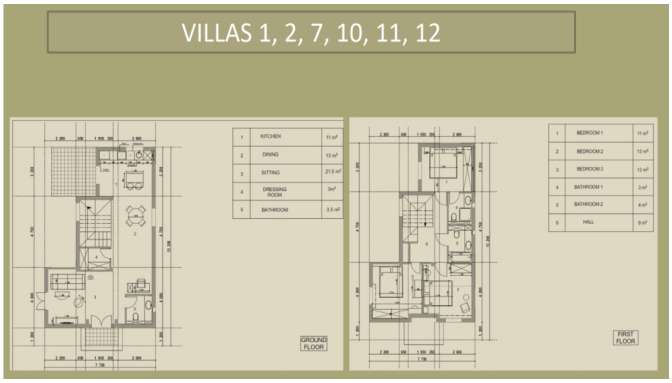
Energy Efficiency Grade: **A**

# Gallery





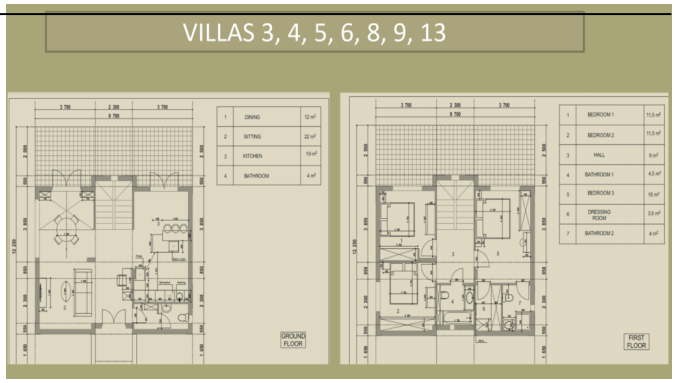












VILLAS 3, 4, 5, 6, 8, 9, 13
GROUND FLOOR
FIRST FLOOR

