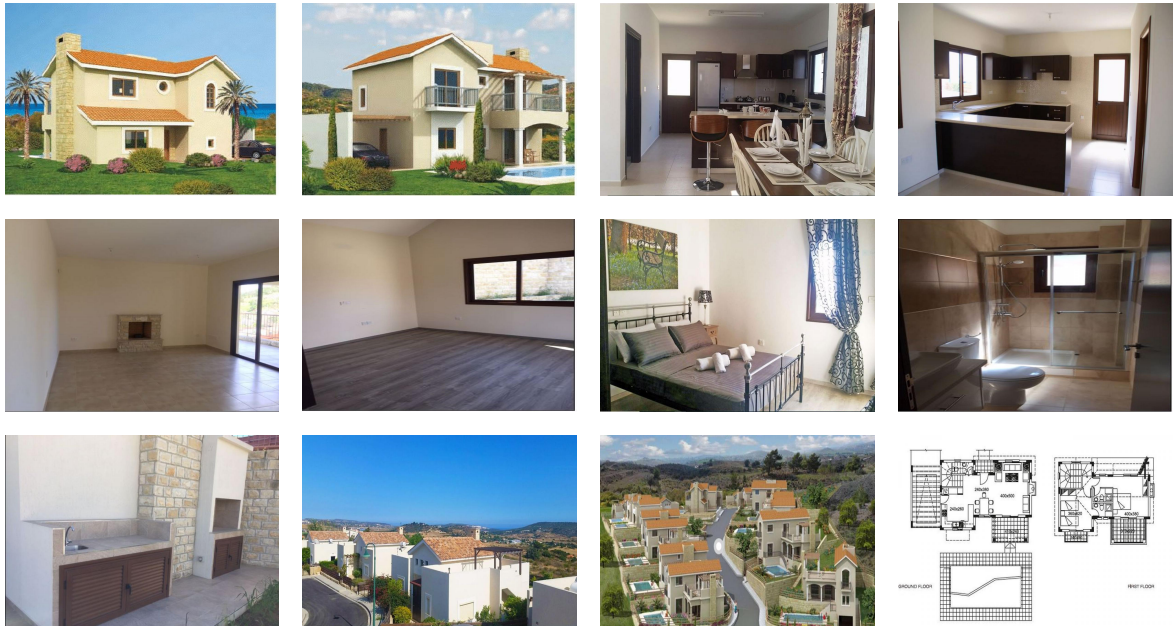


## VILLA FOR SALE



Monagroulli

Monagroulli, Limassol

Cyprus

Asking Price

€424,000

Bedrooms **2**

Year Built **0**

Bathrooms **3**

Date Listed **05/01/2025**

Size **111 Sq M**

Listing ID **GL-1762790072**

Listed by: Emerald Property Consultants - Cyprus

For more information, visit:

<https://www.globallistings.com/11112021>

## Overview

Two Bedroom Detached Villa For Sale In Monagroulli, Limassol - Title Deeds (New Build Process)

Beautiful villas located in picturesque village of Monagroulli, overlooking the sea. The development offers tranquil views of the south coast to the untouched areas surrounding this splendid village, offering outstanding choice of properties all designed with comfort and luxury in mind. A beautiful 30 to 50 minutes drive through the picturesque villages with their excellent small wineries directing you to the renowned Troodos Ski Resort. The development has only 20 villas in total with 6 designs to choose from consisting of 2 and 3 bedroom detached villas.

- 2 Bedrooms with ensuite and fitted wardrobes

- Open plan living - dining - kitchen area

- Guest WC

- Fireplace
- Provision for air conditioning
- Private parking
- Private pool
- Internal area 111 m2
- Covered verandas 12 m2
- Uncovered veranda 12 m2
- Covered parking 19 m2
- Plot size 399 - 416 m2
- 2 Minutes to local amenities
- 5 Minutes access to highway
- 14 Minutes to Governor's Beach
- 30 Minutes to Limassol Town Centre
- 25 Minutes to golf course
- 38 Minutes Larnaca International Airport
- 60 Minutes to Paphos International Airport
- Suitable for Cyprus Permanent Residency - Fast Track
- Subject to VAT
- Energy Efficiency C

#### Monagroulli

Monagroulli is a picturesque village found in Limassol District and placed in the East of the town only 15 minutes from its centre. The word Monagroulli derives from two words Moni (Monastery) and Agros (field). It was believed that the area where Monagroulli is now, was one of the best and fertile fields that belonged to the Saint George Alamanos monastery. It was exclusively used by the monks to grow their daily produce. Monagroulli is a peaceful village with two local cafes, a grocery/supermarket, a cooperative bank, a children's playground and two playing fields for football and basketball. The village hosts the regional

Elementary and kindergarten schools that houses students from three nearby villages. A wedding hall also is found in the Monagroulli area.

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- \* Title Deeds (New Build Process)
- \* Private Swimming Pool
- \* Mountain Views
- \* Suitable for Cyprus Permanent Residency - Fast Track
- \* Subject To VAT
- \* Off Plan - 18 Months From Signing
- \* Energy Efficiency C

Monagroulli

Monagroulli

County: Limassol

Sale Type: For Sale

Ref #: ARI032N2

**Contact**

**Email**

**Phone**

**info@cyprusemerald.com**