

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

Discover this exceptional multi-level villa for sale in Mouttagiaka, offering an impressive blend of space, comfort and modern Mediterranean living. Built on a generous 469m<sup>2</sup> plot, this unique property extends across four beautifully designed floors plus a stunning rooftop garden, creating the perfect home for large families, luxury holiday living or an excellent investment opportunity. The ground floor (153m<sup>2</sup>) features a self-contained studio flat, ideal for a maid, guests or even short-term rental. It includes its own kitchen, ensuite bathroom and a spacious living/sleeping area, providing complete privacy and convenience. Moving to the 1st floor (129m<sup>2</sup>), you'll find a ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>490</b>	Plot area	<b>469</b>	Reference Number	<b>16990</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
				Bathrooms	<b>4</b>
<b>Amenities</b>		<b>Location</b>			
• Guest WC		<b>Location:</b> Mouttagiaka		Region: <b>Limassol</b>	
		Coordinates: <b>34.7207324 / 33.1007555</b>			

## Price: €4 600 000 + VAT

VAT for this property is **€676,857** or **€874,000**. 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>€9 388.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€3 300 000 on Dec 18, 2023

€4 600 000 on Nov 18, 2025





