

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

- 5 Large Bedrooms all with En-suite bathrooms
- 6 W/C
- Internal Area 509.70m<sup>2</sup>
- Plot Are 988m<sup>2</sup>
- Covered Verandas 45.70m<sup>2</sup>
- Swimming Pool
- Covered Parking
- Large Entrance hall with granite flooring & curved staircase
- Spacious living room and dining room
- Large fitted kitchen with granite worktops and family room
- Wine cellar
- Underfloor heating
- Large Terraces
- Pergolas
- Gazebo



### Property Info

Covered Area  
Air Conditioning

**510**

**All rooms, Yes**

### Plot / Area Info

Plot area  
Pool  
Parking

**988**

**Yes**

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**5543**

**House**

**Pre-Owned**

### Amenities

- Guest WC

### Location

**Location:** Mouttagiaka

Coordinates: **34.7094141 / 33.0999992**

Region: **Limassol**

## Price: €2 550 000 + VAT

VAT for this property is **€379,500** or **€484,500**. 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>~€98 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 000.00/m²</b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€2 650 000 on May 23, 2024  
 €2 550 000 on Jul 19, 2024













