

4 Bedroom House for Sale in Mouttagiaka, Limassol District

Discover luxury in this stunning villa with sea and mountain panoramas. Located in a secure, serene complex just 5 minutes from the beach, it offers:



Elegance and comfort with fully furnished interiors and modern appliances.  
Three bedrooms, a maid’s room, and three bathrooms, including a master suite.  
Spacious living area of 162.6 sq. m, plus a 34.6 sq. m covered veranda.  
Private gated garden, large verandas, and an outdoor pool.  
Semi-covered parking for two cars and additional external storage.  
Advanced features like VRV air conditioning, underfloor heating, audio-video entry, Italian kitchens, and high-quality fittings.  
A generous 493.04 ...

| Property Info     |                | Plot / Area Info |     | Additional info   |                |
|-------------------|----------------|------------------|-----|-------------------|----------------|
|                   |                |                  |     | Reference Number  | 5547           |
| Covered Area      | 196            | Plot area        | 493 | Property type     | House          |
| Covered Veranda   | 34             |                  |     | Condition         | Brand New      |
| Energy Efficiency | A              |                  |     | Construction Year | 2023           |
| Air Conditioning  | All rooms, Yes |                  |     | Bathrooms         | 3              |
|                   |                |                  |     | View              | Mountains view |

AmenitiesLocation



**Location:** Mouttagiaka

**Region:** Limassol

**Coordinates:** 34.722776171656 / 33.097242072301

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €1 650 000 + VAT

VAT for this property is **€136,714** or **€313,500**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 418.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 650 000 on Jun 7, 2024



















