

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

Expected Delivery: October 2026



For sale in Mouttagiaka, this modern villa combines style, comfort, and convenience on a spacious plot. Currently under construction and set for completion in 2026, the villa offers a generous internal space of 189m<sup>2</sup>. Thoughtfully designed, it features three bedrooms and two bathrooms, making it ideal for families or anyone seeking extra space.

Enjoy the comfort of underfloor heating throughout the home, perfect for year-round living. The open-plan living and dining areas lead directly to a private swimming pool, creating an inviting space for relaxation and entertaining. Large windows bring in plenty of natural light, highlighting the villa&...

### Property Info

Covered Area	<b>189</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>557</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>21163</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Mouttagiaka  
**Coordinates:** **34.714183682982 / 33.10991164632**

Region: **Limassol**

## Price: €1 450 000 + VAT

VAT for this property is **€114,389** or **€275,500**. 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>€7 672.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 380 000 on Jul 1, 2024  
 €1 450 000 on Aug 28, 2025



HOUSE 02 - GROUND FLOOR HILL RISE V

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No. Beds	Ground Floor Covered m <sup>2</sup>	First Floor Covered m <sup>2</sup>	Roof Garden m <sup>2</sup>	Covered Verand m <sup>2</sup>	Covered Parking m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Veranda m <sup>2</sup>	Plot Size m <sup>2</sup>
3	94	95	42	93	0	324	64	557



