

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

Reference ID: #SA34719 Price details: €1,570,000 + VAT This ultra modern 4 bedroom villa is designed to provide residents with the complete Mediterranean luxury lifestyle, offering magnificently lush greenery, ample covered private parking and swimming pool. Located in the tranquil area of Mouttagiaka in Limassol, just 5 minutes from the beach and city, this impressive home uniquely combines practical proximity and indulgent comfort with contemporary smart design that harmoniously merges with the surrounding classically traditional area. The villa includes large verandas which look out to breathtaking sea views, expansive covered areas, secure privacy and intricately landscaped gardens for ...



### Property Info

Covered Area	<b>310</b>
Covered Veranda	<b>80</b>
Uncovered Veranda	<b>36</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>719</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA34719</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Mouttagiaka

Region: **Limassol**

Coordinates: **34.714776729875 / 33.110218657356**

## Price: €1 570 000 + VAT

VAT for this property is **€191,945** or **€298,300**. 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>€5 065.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€1 570 000 on Aug 6, 2024

