

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

5-Bedroom Villa – Mouttagiaka, Limassol



This luxurious 5-bedroom villa offers an exceptional living experience in the prestigious area of Mouttagiaka, Limassol. Designed with spacious interiors and thoughtful layouts, the villa combines elegance, comfort, and functionality. Large living and dining areas flow seamlessly into a modern kitchen, while private and guest zones are carefully separated for convenience.

The master bedroom comes with an en-suite bathroom and walk-in wardrobe, complemented by additional bedrooms designed for family and guests. Expansive verandas, landscaped gardens, and optional private pool create the perfect setting for relaxation and entertainment...

### Property Info

Covered Area	<b>216</b>
Covered Veranda	<b>40</b>
Uncovered Veranda	<b>41</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>520</b>
Pool	<b>Common, Yes</b>

### Additional info

Reference Number	<b>232313</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Mouttagiaka  
Region: **Limassol**  
Coordinates: **34.7121739 / 33.1084806**

## Price: €1 950 000 + VAT

VAT for this property is **€180,917** or **€370,500**. 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 Price per SQM	<b>None</b> <b>€9 028.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€1 950 000 on Aug 14, 2024





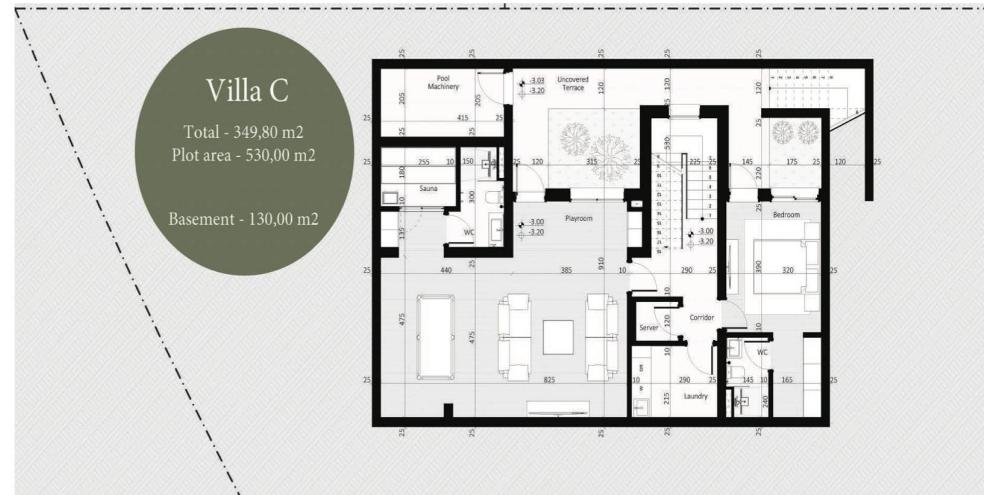
GROUND FLOOR



No: Villa C Phase 2  
 Bedrooms: 5  
 Floor: 1  
 Project: Garden Square  
 Address:

Indoor Covered Area: 176.30  
 Covered Verandas: 40.40  
 Uncovered Verandas:  
 Roof Garden: 41.00  
 Total Area: 346.7

## BASEMENT



Villa C

Total - 349,80 m<sup>2</sup>  
 Plot area - 530,00 m<sup>2</sup>

Basement - 130,00 m<sup>2</sup>