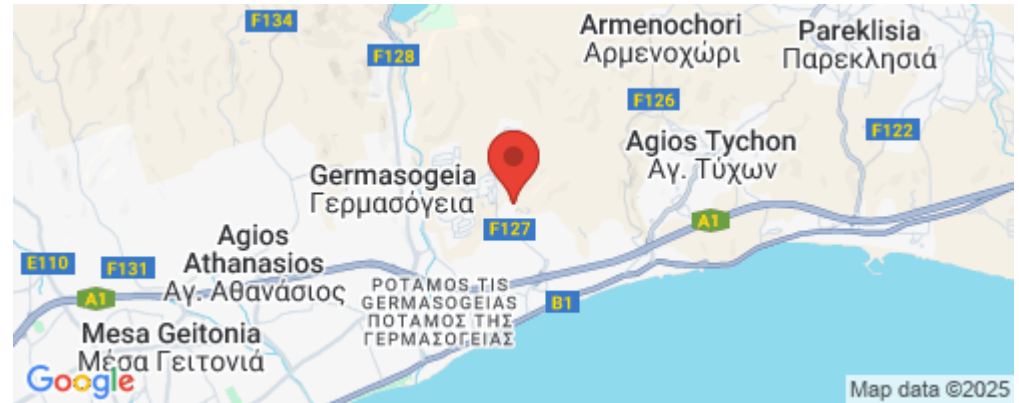


## 3 Bedroom House for Sale in Mouttagiaka, Limassol District

Brand new modern villa in Mouttagiaka



Ready to move in 3 bedrooms villa with sea views in Mouttagiaka, few minutes drive to the beach

Indoor area: 163 sqm

Covered veranda: 35 sqm

Uncovered veranda: 47 sqm

Plot size: 493 sqm

Energy efficiency: A+

Top standard finishes:

- Semi-solid parquet floors
- Marble floors and walls in the bathrooms
- High ceilings (3.15 m)
- Security entrance door
- Intercom system
- Underfloor heating and central VRV conditioning
- High standard sanitary ware from European brands
- Thermal aluminium window frames with double gla...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **198**  
 Covered Veranda **35**  
 Furnishing **Partially furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

Plot area **493**  
 Pool **Yes**

Reference Number **231234**  
 Property type **House**  
 Condition **Brand New**  
 Construction Year **2022**  
 Bathrooms **3**  
 View **Sea view**

## Amenities

## Location

**Location:** Mouttagiaka

Region: **Limassol**

Coordinates: **34.718097973594 / 33.10424576456**

## Price: €1 600 000 + VAT

VAT for this property is **€134,303** or **€304,000**. 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>€8 081.00/m<sup>2</sup></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

€1 600 000 on Sep 10, 2024

