

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

Discover the pinnacle of luxury living in the highly sought-after Mouttagiaka area! This stunning 4-bedroom, 4-bathroom villa is the perfect blend of modern sophistication and comfort, offering everything you need for a lavish Mediterranean lifestyle. ☐



### ☐ Key Features:

- **Size & Space:** Spanning 270 m<sup>2</sup> of covered area with a 210 m<sup>2</sup> internal space, this villa offers plenty of room to relax and entertain.
- **Breathtaking Views:** Enjoy stunning **sea views** ☐ from the roof terrace and balcony.
- **Private Pool & Garden:** Dive into your own **private swimming pool...**

#### Property Info

Covered Area	<b>270</b>
Covered Veranda	<b>60</b>
Uncovered Veranda	<b>30</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Heating	<b>Autonomous Heating, Yes</b>

#### Plot / Area Info

Plot area	<b>450</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>1001</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2017</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>
Developer	<b>A. F. Diamond Constructions Ltd</b>

#### Amenities

#### Location

- Air Conditioning
- Balcony
- BBQ zone
- Garden
- Guest WC
- Roof Garden
- Storage room

**Location:** Mouttagiaka

Region: **Limassol**

Coordinates: **34.7155 / 33.10479**

## Price: €750 000 + VAT

VAT for this property is **€84,167** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 778.00/m<sup>2</sup></b>		

## Price change history

€750 000 on Dec 3, 2024







