


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

This exquisite property is situated in the highly sought-after residential area of Moutayiaka, offering a peaceful and private setting. It is just a 7-minute drive from the sea and provides convenient access to the main highway. 

### Property Features:

- \* 3 spacious bedrooms
- \* 3 WCs (family bathroom, guest toilet, and master en-suite)
- \* Internal Area: 172m<sup>2</sup>
- \* Plot Area: 416.5m<sup>2</sup>
- \* Uncovered Area: 99m<sup>2</sup>
- \* Covered Parking: 21m<sup>2</sup>
- \* High-end luxury finishes throughout
- \* Open-plan living areas
- \* Fully furnished, including all kitchen appliances and stylish furnishings
- \* Roof garden with panoramic sea views
- \* Private swimming...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**172**  
**Central Heating, Yes**  
**All rooms, Yes**

Plot area  
Pool  
Parking

**417**  
**Yes**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**10052**  
**House**  
**Pre-Owned**  
**3**  
**Sea view**

### Amenities

### Location

- Guest WC

**Location:** Mouttagiaka  
Coordinates: **34.720745 / 33.10073**

Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€64,512** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 523.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€1 000 000 on Feb 5, 2025

€950 000 on Feb 8, 2026

