

## 460m<sup>2</sup> House for Sale in Mouttagiaka, Limassol District

For sale: this exquisite villa located in the sought-after area of Mouttagiaka, known for its stunning beaches and vibrant atmosphere. Enjoy the perfect blend of tranquility and convenience, with local amenities, shops, and restaurants just moments away.



This resale property boasts an impressive internal space of 460 m<sup>2</sup> and includes 7 spacious bedrooms and 7 well-appointed bathrooms, making it ideal for families or as a rental investment. The villa features a modern design and is fully furnished, ensuring a comfortable living environment from day one.

Set on a large plot, this home offers breathtaking city views, enhancing your living experience. The property includes a pr...

### Property Info

Covered Area **460**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **620**  
Pool **Yes**

### Additional info

Reference Number **25389**  
Property type **House**  
Condition **Pre-Owned**  
View **City view**

### Amenities

- Garden

### Location

**Location:** Mouttagiaka  
**Coordinates:** **34.716012250861 / 33.104296548993**

Region: **Limassol**

## Price: €2 400 000 + VAT

VAT for this property is **€346,435** or **€456,000**. 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>~€92 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 217.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€2 400 000 on Feb 18, 2025























