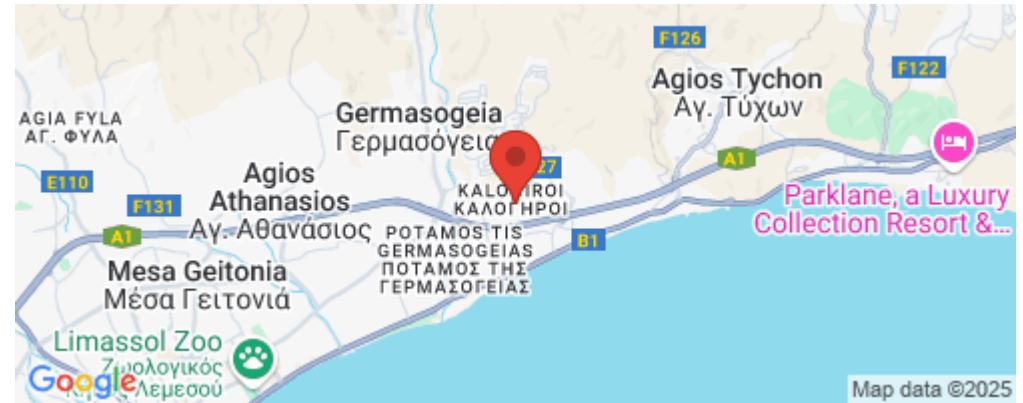


## 5 Bedroom House for Sale in Mouttagiaka, Limassol District

This exclusive & individually designed villa, with Title Deeds in the sought-after area of Kalogiri is built to the highest specifications on an elevated plot on the eastern fringes of Germasoyia, with distant views of the Mediterranean sea. The five-bedroom villa has a private pool and landscaped gardens



The villas consist of:

- ▶ Large Entrance hall with granite flooring & curved staircase
- ▶ Spacious living room and dining room
- ▶ Large fitted kitchen with granite worktops and family room
- ▶ Guest W/C
- ▶ 5 large bedrooms all with en-suite bathrooms
- ▶ Family room, Study or Games room
- ▶ Maids quarters
- ▶ Sauna an...

### Property Info

Covered Area	<b>500</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>988</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>4626</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2016</b>
Bathrooms	<b>5+</b>

**Location:** Mouttagiaka

Region: **Limassol**

Coordinates: **34.7094141 / 33.0999992**

## Price: €2 250 000 + VAT

VAT for this property is **€333,000** or **€427,500**. 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>~€86 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 500.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€2 650 000 on Sep 27, 2023

€2 250 000 on Oct 16, 2024





