

## 6+ Bedroom House for Sale in Mouttagiaka, Limassol District

Magnificent seven-bedroom villa in Limassol's Moutagiaka neighbourhood

This distinctive home, which spans three stories, offers breathtaking panoramic views of the sea.

Plot size 620m2, measuring 460m2 internal covered area, 100m2 covered balconies

A spacious kitchen and breakfast area on the ground floor open to a sizable covered balcony with panoramic views of the Limassol Coastline and the sea.

A sizable living space for lounging and hosting family get-togethers, which again leads to a sizable covered balcony with breathtaking views of the sea and the pool area.

Lower-level floor, offers 4 bedrooms, each with there own bathroom, TV area and studio of...

### Property Info

Covered Area	<b>560</b>
Covered Veranda	<b>100</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **620**

### Additional info

Reference Number	<b>236005</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

### Location

**Location:** Mouttagiaka Region: **Limassol**

## Price: €2 250 000 + VAT

VAT for this property is **€343,125** 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>
		Price per SQM	<b>€4 018.00/m²</b>		

## Representative: MySpace

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## Price change history

€2 400 000 on Mar 24, 2025  
 €2 250 000 on Aug 2, 2025

























