

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

This is a complex of eight modern villas nestled in the prestigious Mouttagiaka area of Limassol. Offering a harmonious blend of contemporary luxury and distinctive modern design, these villas redefine upscale living.



This exclusive project is conveniently located in the Mouttagiaka Area, providing a prime position just a short drive from the beach and essential amenities such as shops, supermarkets, and restaurants. Moreover, it provides effortless access to the highway, enabling easy travel to different areas and cities across Cyprus. Additionally, the location presents breathtaking sea and city views that perfectly captures the allure of coastal living.

Each villa is stra...

#### Property Info

Covered Area	<b>236</b>
Covered Veranda	<b>46</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>517</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>3884</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

#### Amenities

- Garden

#### Location

**Location:** Mouttagiaka  
**Coordinates:** **34.717029248185 / 33.111076371012**

Region: **Limassol**

## Price: €1 475 000 + VAT

VAT for this property is **€149,000** or **€280,250**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 250.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€1 350 000 on Apr 15, 2025

€1 475 000 on Sep 17, 2025















## GROUND FLOOR, FIRST FLOOR & ROOF PLAN

