

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

Beautiful 5 bedroom villa in Kalogiri area.

Plot area 1239 sq.m.

House area 900 sq.m.

First floor 157 sq.m. – living room, kitchen-dining room, additional kitchen, laundry room, guest bathroom.

4 bedrooms, 4 wc, living room

Billiard room with a fireplace 60 sq.m.

Basement 206 sq.m – garage 148 sq.m, garage, boiler room, pantry, sauna with bathroom, maid’s room with bathroom.

Swimming pool 88 sq.m.

Covered veranda 36+26 sq.m., uncovered verandas 4+144 sq.m.

Barbecue area with a canopy

Smart home system

Video surveillance system

Solar panels for electricity generation and water heating

Watering...

### Property Info

Covered Area **900**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1239**  
 Pool **Yes**

### Additional info

Reference Number **37813**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **4**

### Amenities

### Location

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

## Price: €3 900 000 + VAT

VAT for this property is **€650,000** or **€741,000**. 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>~€152 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 333.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€3 900 000 on May 7, 2025







