

## 650m<sup>2</sup> House for Sale in Mouttagiaka, Limassol District

For sale is a stunning villa in the sought-after area of Mouttagiaka. This key ready property offers an impressive 650 m2 of internal space, perfect for large families or those who enjoy spacious living. The villa features 6 comfortable bedrooms and 2 modern bathrooms, providing ample room for relaxation and privacy.



Mouttagiaka is a well-known coastal area, popular for its peaceful atmosphere while still being close to local amenities, schools, and beaches. The neighborhood is ideal for those seeking a relaxed lifestyle with easy access to city conveniences and scenic views.

The property is designed with energy efficiency in mind, boasting an A+ rating to help save on utili...

### Property Info

Covered Area	<b>650</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1200</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>26377</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Gym

### Location

**Location:** Mouttagiaka  
**Coordinates:** **34.712620956156 / 33.105924472905**

Region: **Limassol**

## Price: €3 900 000 + VAT

VAT for this property is **€615,000** 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>€6 000.00/m²</b>		

## Representative: Kazo Real Estate

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

€3 900 000 on May 23, 2025









