

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

For sale: This beautiful resale villa offers 180 m<sup>2</sup> of comfortable internal space in the highly sought-after area of Mouttagiaka. Built in 2007, the property features four spacious bedrooms and two modern bathrooms, making it ideal for families or those needing extra space. The villa is fully furnished, allowing you to move right in without hassle. ✖

Set within a secure gated complex, this home provides peace of mind and exclusivity. Step outside to enjoy your own private swimming pool, perfect for relaxing or entertaining guests. The garden area is well-maintained, offering a pleasant and tranquil outdoor setting.

Mouttagiaka is known for its peaceful residential environment...

| Property Info    |                       | Plot / Area Info |                       | Additional info  |                  |
|------------------|-----------------------|------------------|-----------------------|------------------|------------------|
| Covered Area     | <b>180</b>            | Plot area        | <b>430</b>            | Reference Number | <b>26462</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Pool             | <b>Yes</b>            | Property type    | <b>House</b>     |
|                  |                       | Parking          | <b>Uncovered, Yes</b> | Condition        | <b>Pre-Owned</b> |

| Amenities | Location  | Region          |
|-----------|---|-----------------|
| • Garden  | <b>Location:</b> Mouttagiaka<br>Coordinates: <b>34.701240586921 / 33.097040591441</b> | <b>Limassol</b> |

## Price: €1 500 000 + VAT

VAT for this property is **€110,000** or **€285,000**. 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<br>Price per SQM | <b>~€56 600.00</b><br><b>€8 333.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 500 000 on May 28, 2025





