

4 Bedroom House for Sale in Mouttagiaka, Limassol District

Modern Villa in Prestigious Limassol Hills — 4 Bedrooms

This striking hillside villa offers contemporary design and exceptional outdoor space in one of Limassol’s most prestigious green areas. With panoramic views of the sea and the city, the home is perfectly positioned for those who value privacy, comfort, and natural surroundings.

Spanning generous interiors, the residence features open living areas filled with light and elegance. Outdoors, a large garden surrounds the private swimming pool, creating a seamless transition between indoor comfort and Mediterranean outdoor living.

Enjoy peaceful mornings and sunset evenings in a quiet, upscale setting—just minute...

| Property Info     |     | Plot / Area Info                       |              | Additional info   |                    |
|-------------------|-----|--|--------------|-------------------|--------------------|
| Covered Area      | 318 | Plot area                              | 719          | Reference Number  | 233828             |
| Covered Veranda   | 87  | Pool                                   | Yes          | Property type     | House              |
| Uncovered Veranda | 84  | Parking                                | Covered, Yes | Condition         | Under Construction |
|                   |     |  |              | Construction Year | 2026               |
| Amenities         |     | Location                               |              |                   |                    |
| • Parking         |     | Location: Mouttagiaka Region: Limassol |              |                   |                    |

## Price: €1 570 000 + VAT

VAT for this property is **€194,621** or **€298,300**. 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>€4 937.00/m²</b> |                 |             |

## Representative: MySpace

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                    | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: +35795129336, +35799409010 |              |            |  |

## Price change history

€1 570 000 on Jun 20, 2025

