

## 2 Bedroom House for Sale in Mouttagiaka Tourist Area, Limassol District

Modern Island Living Just 400m from the Sea

This beautifully designed home is set in the heart of Limassol’s vibrant tourist area, just 400 meters from the coastline, offering a refined blend of comfort and convenience. Surrounded by mature landscaping and enhanced with exterior wood finishes, the property presents a contemporary aesthetic with a warm, natural touch.

The interior features a well-organized modular layout, combining generous living spaces with smart functionality. Underfloor heating, double-glazed windows, and provision for electric shutters ensure year-round comfort, while a solar system for hot water enhances energy efficiency.

Outdoors, a private la...

Property Info		Plot / Area Info		Additional info	
Covered Area	121	Plot area	149	Reference Number	237521
Uncovered Veranda	30	Pool	Common, Yes	Property type	House
Energy Efficiency	A	Parking	Covered, Yes	Condition	Pre-Owned
Heating	Central Heating, Yes			Construction Year	2023
				Bathrooms	2
				View	Sea view
Amenities		Location			
• Parking		Location: Mouttagiaka Tourist Area		Region: Limassol	

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 711.00/m²</b>		

## Representative: MySpace

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## Price change history

€570 000 on Jun 20, 2025















