

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

This 2 Bedroom townhouse is located in nice Moutagiaka area of Limassol.

This beautifully designed home is set in 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 landscaped garden wi...

### Property Info

Covered Area	<b>121</b>
Uncovered Veranda	<b>30</b>
Energy Efficiency	<b>A</b>
Heating	<b>Central Heating, Yes</b>

### Plot / Area Info

Plot area	<b>149</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>237521</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Mouttagiaka Tourist Area Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 372.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€570 000 on Jun 20, 2025

€650 000 on Jan 24, 2026









