

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

Set in the prestigious Kalogiroi Hills, this contemporary villa combines luxury, comfort, and convenience, with easy access to the highway and city center. The ground floor features an open-plan layout with a stylish living area, kitchen, dining space, and guest WC—ideal for everyday living and entertaining.



Upstairs, three ensuite bedrooms offer privacy and comfort. The rooftop garden with jacuzzi and BBQ area delivers stunning panoramic views, while the 49.6 m² private infinity pool completes the outdoor oasis.

A rare opportunity to own a refined home in one of Limassol's most sought-after locations.

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>168</b>            |
| Covered Veranda        | <b>20</b>             |
| Uncovered Veranda      | <b>183</b>            |
| Total Number of Floors | <b>2</b>              |
| Furnishing             | <b>Furnished</b>      |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>478</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>7736</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>5+</b>        |
| View             | <b>Sea view</b>  |

### Amenities

- Roof Garden

### Location

**Location:** Mouttagiaka  
**Coordinates:** **34.711296808103 / 33.101366763052**

Region: **Limassol**

## Price: €797 000 + VAT

VAT for this property is **€51,805** or **€151,430**. 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>€4 744.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |                                                  |

## Price change history

€797 000 on Jul 16, 2025







