

## 6+ Bedroom House for Sale in Mouttagiaka, Limassol District

This exceptional contemporary villa is a premium residential project designed for luxurious modern living, offering expansive interiors, multiple entertainment areas, and outstanding functionality across five levels.

Set on a generous 496 m<sup>2</sup> plot, the villa is scheduled for delivery in August 2027 and has been thoughtfully designed to combine privacy, comfort, and elegant architectural style.

The property offers spacious living areas distributed across several floors, creating a unique and versatile layout ideal for large families or luxury lifestyle living.

Property Layout:

Ground Floor - 169 m<sup>2</sup>

Includes a private studio apartment for a maid or guests, ...

### Property Info

Covered Area	<b>535</b>
Floor Number	<b>5</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>496</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>237982</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Mouttagiaka Region: **Limassol**

**Price: €4 600 000 + VAT**

VAT for this property is **€693,439** or **€874,000**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 598.00/m<sup>2</sup></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:	<b>+35795129336, +35799409010</b>		

**Price change history**

€4 500 000 on Jul 16, 2025  
€4 600 000 on May 15, 2026



