

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

A three-bedroom, two-storey villa with a private swimming pool, offering an internal area of 189 m<sup>2</sup>, is situated on a 557 m<sup>2</sup> plot. 

Nestled in the tranquil hills of Mouttagiaka, just minutes from Limassol’s coastline, this residential complex redefines elevated living.

This exclusive collection of three- and four-bedroom homes offers a harmonious blend of contemporary design, luxurious comfort, and natural beauty. With sweeping views of the Mediterranean and Troodos Mountains, each villa is a private sanctuary crafted for modern life.

Designed as private sanctuaries, these villas come with an array of exceptional amenities. Each residence boasts a private swimming ...

#### Property Info

Covered Area	<b>324</b>
Covered Veranda	<b>93</b>
Uncovered Veranda	<b>64</b>
Total Number of Floors	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>558</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>8033</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>

#### Amenities

- Roof Garden

#### Location

**Location:** Mouttagiaka  
 Coordinates: **34.714753957987 / 33.109917648074**

Region: **Limassol**

## Price: €1 450 000 + VAT

VAT for this property is **€181,519** or **€275,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 475.00/m<sup>2</sup></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>			

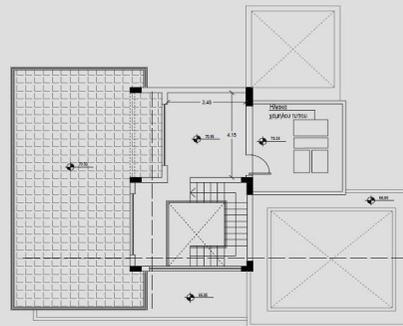
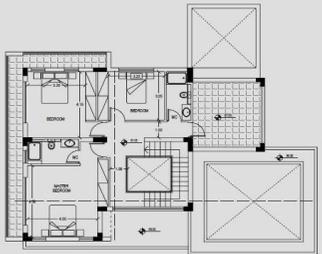
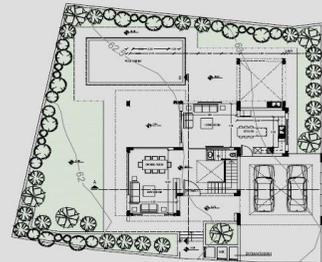
## Price change history

€1 450 000 on Jul 25, 2025





HOUSE 02 - GROUND FLOOR



No. Beds	Ground Floor Covered m <sup>2</sup>	First Floor Covered m <sup>2</sup>	Roof Garden m <sup>2</sup>	Covered Verand m <sup>2</sup>	Covered Parking m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Veranda m <sup>2</sup>	Plot Size m <sup>2</sup>
3	94	95	42	93	0	324	64	557