

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

An elite spacious villa with a unique architectural design in a modern style, with 6 bedrooms and an Infinity overflow pool. The luxurious residence is located in the prestigious suburbs of Limassol, in the picturesque area of Kalogirou. The villa harmoniously integrates into the natural landscape, which allows you to fully enjoy the breathtaking views and mountain landscapes. X

Villa Tiara is the ideal solution for investors interested in a permanent family stay or seasonal holiday on the island. An advantage of buying this villa is the possibility of obtaining a Cyprus passport for the entire investor's family within 6-8 months.

It consists of 3 levels:

- baseme...

Property Info		Plot / Area Info	Additional info
Covered Area	<b>560</b>		Reference Number
Covered Veranda	<b>46</b>		Property type
Uncovered Veranda	<b>197</b>	Plot area	Condition
Total Number of Floors	<b>3</b>		View
Energy Efficiency	<b>A</b>		

Amenities	Location	
• Fireplace	<b>Location:</b> Mouttagiaka Coordinates: <b>34.712108192994 / 33.100615763352</b>	Region: <b>Limassol</b>

## Price: €4 300 000 + VAT

VAT for this property is **€655,750** or **€817,000**. 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 Price per SQM	<b>None</b> <b>€7 679.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€4 300 000 on Aug 14, 2025







