

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

Located in the prestigious Mouttagiaka area of Limassol, just 1.2 km from the beach, this newly developed villa offers the ultimate in modern Mediterranean living. Built across three levels, this residence combines luxury, functionality, and exceptional design.



This exclusive villa offers the rare combination of privacy, proximity to the sea, and urban convenience — ideal for families or discerning buyers seeking a high-standard residence in Limassol.

### Project features:

- ✓ Barbeque Area
- ✓ Central Heating
- ✓ Elevator
- ✓ Gym
- ✓ Landscaped Gardens
- ✓ Pool Bar
- ✓ Private Parking
- ✓ Private Swimming Pool
- ✓ Roof Gar...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>420</b>	Plot area	<b>692</b>	Reference Number	<b>8645</b>
Covered Veranda	<b>20</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Total Number of Floors	<b>3</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Under Construction</b>
Heating	<b>Central Heating, Yes</b>			Bathrooms	<b>4</b>

**Amenities**

- Roof Garden

**Location****Location:** MouttagiakaRegion: **Limassol**Coordinates: **34.712072915556 / 33.104445934296**

## Price: €2 850 000 + VAT

VAT for this property is **€399,000** or **€541,500**. 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>€6 786.00/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>
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## Price change history

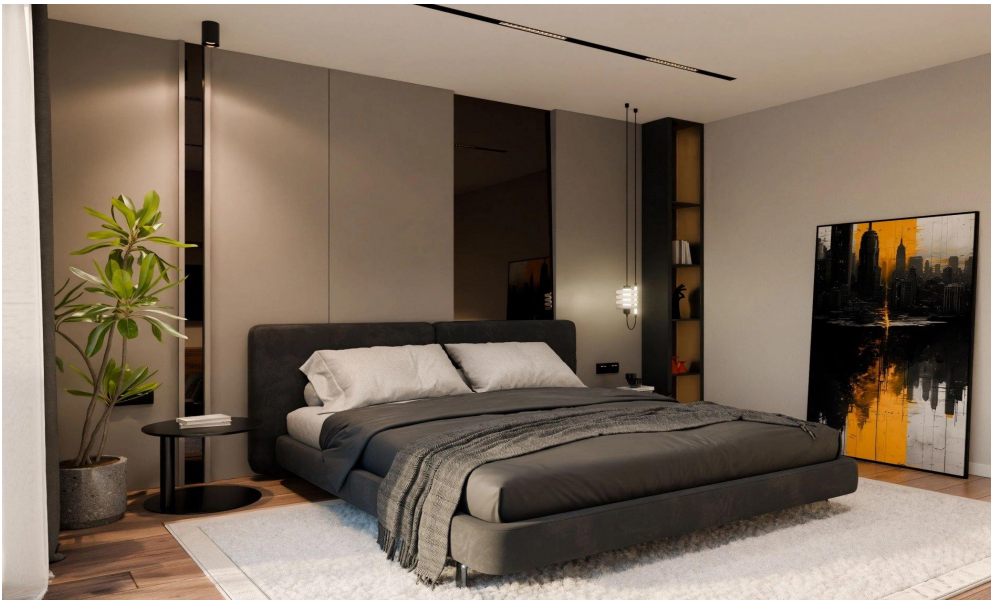
€2 850 000 on Aug 19, 2025











## FLOOR PLANS PARKING

