

3 Bedroom House for Sale in Limassol

Custom designed 3 bedroom villa, located in the Mouttayiaka area of Limassol. The villa offers a private retreat, maximum space and the perfect balance of indoor and outdoor space. The exclusive location offers views of the sea and surrounding countryside and is close to the beach and all amenities. Supermarket and mini-markets, bakery, K-Cineplex cinema, bowling, beach cafes and restaurants are all within 5 minutes drive as well as Limassol city center. The Project has EPC certificate with "B" Energy Efficiency Rating



Property Info

Covered Area	300
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area	712
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Additional info

Reference Number	N32-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Limassol Region: **Limassol**
Coordinates: **34.6851 / 33.0442**

Price: €1 450 000 + VAT

VAT for this property is **€174,000** 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	Excluded	Title transfer fee	~€54 600.00	Common expenses	None
		Price per SQM	€4 833.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€1 450 000 on Aug 26, 2025

