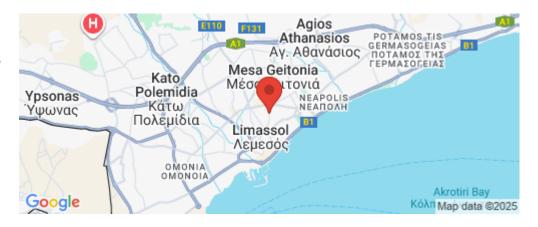


3 Bedroom House for Sale in Limassol

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 minutesâ∏ drive as well as Limassol city center. The Project has EPC certificate with "B" Energy Efficiency Rating



Property Info		Plot / Area Info)
Covered Area	300		
Floor Number	1	Plot area	712
Total Number of Floors	1		

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

Bathrooms 1

Additional info

Amenities Location

> Region: Limassol **Location:** 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

Price per SQM €4 833.00/m²

Common expenses None

Representative: Cyprus Developers Alliance (CDA Group)

Registration number N/A Email cyp@cyprus-alliance.com

License number N/A Legal name Cyprus Developers Alliance (CDA Group)

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Phone: **+35725355260**, **+35780004455**

Price change history

€1 450 000 on Aug 26, 2025









