

4 Bedroom House for Sale in Mouttagiaka, Limassol District

This 4 bedroom villa is located right across the beach in Germasogeia area and in walking distance to the restaurants, shops, schools, cinema, banks etc. The villa was constructed in 2010. It consists of an open plan sitting area with the bar, large kitchen area with laundry and a closed private parking. There is a covered BBQ area at the pool site with the mature garden, the sauna and a jet shower room. The master ensuite bedroom includes a walk-in wardrobe. The villa has decorative cornice on the ceiling in most of the rooms with hidden lights in the false ceiling and handmade paintings on the walls, large wardrobes in bedrooms and wood parquet floors. The price include...



Property Info

Covered Area	338
Covered Veranda	104
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **585**

Additional info

Reference Number	S130-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Mouttagiaka Region: **Limassol**
Coordinates: **34.7035656 / 33.1035338**

Price: €2 540 000 + VAT

VAT for this property is **€324,789** or **€482,600**. 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	~€98 200.00	Common expenses	None
		Price per SQM	€7 515.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

Registration number	Registration number 591	Email	sales@cyprus-alliance.com
License number	License 118/E	Legal name	Cyprus Developers Alliance (CDA Group)
Phone: +35725059360, +35797544416			

Price change history

€2 540 000 on Aug 26, 2025





