

## 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	<b>338</b>
Covered Veranda	<b>104</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **585**

### Additional info

Reference Number	<b>S130-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€98 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 515.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

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

## Price change history

€2 540 000 on Aug 26, 2025





