

## 5 Bedroom House for Sale in Mouttagiaka, Limassol District

This villa, located in one of the most prestigious areas of Limassol, just 900 meters from the coastline, offers stunning panoramic views of the sea and the city. The property features 5 spacious bedrooms and 5 bathrooms, built with top-class A++ materials. The plot spans 633 sq.m., with a southern orientation, ensuring an abundance of natural light. The villa borders a green zone, creating a sense of privacy and harmony with nature. The property is spread across 4 levels, with standout features including a rooftop garden, landscaped gardens, private secure entrances, a swimming pool with a barbecue area, and large terraces and balconies. Additionally, it offers a separate maid's room...

### Property Info

Covered Area	<b>439</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **633**

### Additional info

Reference Number	<b>A0231-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Mouttagiaka      Region: **Limassol**  
**Coordinates:** **34.71488 / 33.11013**

## Price: €2 450 000 + VAT

VAT for this property is **€348,302** or **€465,500**. 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>~€94 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 581.00/m²</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>
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## Price change history

€2 550 000 on Aug 26, 2025

€2 450 000 on Dec 11, 2025

