

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

For sale: A beautiful detached house in the sought-after area of Mouttagiaka, offering both comfort and convenience. This spacious resale home provides a generous internal space of 172 m<sup>2</sup>, thoughtfully designed with 3 bedrooms and 2 modern bathrooms. 

Built in 2018, the house is fully furnished with quality fittings and tasteful decor. The bright, south-facing living areas are ideal for relaxed family living. Step outside to enjoy your own private swimming pool, perfect for unwinding or entertaining guests.

Mouttagiaka is a well-established residential area known for its peaceful surroundings and easy access to all daily necessities. Here, you can enjoy a balanced lifestyle,...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>172</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>416</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>27970</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Guest WC

### Location

**Location:** Mouttagiaka  
**Coordinates:** **34.715194109068 / 33.109809079463**

Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€64,512** or **€180,500**. 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>~€34 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 523.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 000 000 on Sep 23, 2025

€950 000 on Jan 16, 2026











Swimming pool area



Barbeque area



Exterior sitting area

