

## 420m<sup>2</sup> House for Sale in Mouttagiaka, Limassol District

Located in the prestigious Mouttagiaka area of Limassol, just 1.2 km from the beach, this newly developed villa offers the ultimate living in modern Mediterranean. Built across three levels, this residence combines luxury, functionality and exceptional design. The villa offers rare combination of privacy, proximity to the sea and urban convenience - ideal for families or discerning buyers seeking a high-standard residence in Limassol. Main features: Barbeque area Central heating Elevator Gym Landscaped gardens Pool Bar Private Parking Private swimming pool Roof garden Sauna Storage room Walking distance to amenities. The Project has EPC certificate with "B" Ene... ✖

### Property Info

Covered Area **420**  
 Covered Veranda **20**

### Plot / Area Info

Plot area **692**

### Additional info

Reference Number **S979-1**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Mouttagiaka      Region: **Limassol**  
 Coordinates: **34.71209 / 33.10439**

## Price: €2 850 000 + VAT

VAT for this property is **€399,000** or **€541,500**. 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>~€110 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 786.00/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>
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## Price change history

€2 850 000 on Sep 27, 2025



