

5 Bedroom House for Sale in Mouttagiaka, Limassol District

This stunning villa, located in one of Limassol's most desirable areas, is a true embodiment of modern luxury and sophistication. Nestled just a short  drive from the coastline, it offers breathtaking sea and city views. Spread across four levels, the property boasts five spacious bedrooms and five bathrooms, designed with meticulous attention to detail.

The villa is crafted with high-end materials that reflect impeccable attention to detail. Italian parquet floors, bespoke fitted wardrobes, and high-spec marble staircases elevate the interiors to an exceptional standard. Underfloor heating and VRV air conditioning ensure year-round comfort throughout the home. The villa featur...

Property Info	Plot / Area Info	Additional info
Covered Area	440	Reference Number
Furnishing	Partially furnished	Property type
Heating	Underfloor Heating, Yes	Condition
Air Conditioning	All rooms, Yes	Bathrooms

Amenities	Location	
• Parking	Location: Mouttagiaka Coordinates: 34.714892 / 33.110213	Region: Limassol

Price: €2 370 000 + VAT

VAT for this property is **€337,186** or **€450,300**. 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 Price per SQM	None €5 386.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd

Phone: **+35726080180, +35797612926**

Price change history

€2 550 000 on Oct 8, 2025

€2 370 000 on Dec 3, 2025





