

## 6+ Bedroom House for Sale in Mouttagiaka, Limassol District

Situated in the desirable Mouttagiaka area of Limassol, this villa offers an unparalleled lifestyle in one of Cyprus's most sought-after locations. 

Residents benefit from easy access to beautiful beaches, upscale shopping venues, vibrant entertainment centres, and private schools. The area is renowned for its tranquil environment, combining the charm of coastal living with the convenience of urban amenities.

The villa's architectural design is centered around providing stunning sea views from every room, complemented by an infinity cascading pool that enhances the luxury living experience.

Inside, the villa boasts high ceilings, with double height in the living are...

| Property Info                 | Plot / Area Info     | Additional info                     |
|-------------------------------|----------------------|-------------------------------------|
| Covered Area <b>566</b>       |                      | Reference Number <b>10300</b>       |
| Covered Veranda <b>28</b>     | Plot area <b>447</b> | Property type <b>House</b>          |
| Uncovered Veranda <b>86</b>   | Pool <b>Yes</b>      | Condition <b>Under Construction</b> |
| Furnishing <b>Unfurnished</b> |                      | Bathrooms <b>4</b>                  |

| Amenities  | Location  |                         |
|------------|---|-------------------------|
| • Elevator | <b>Location:</b> Mouttagiaka<br>Coordinates: <b>34.716556 / 33.107083</b> | Region: <b>Limassol</b> |

## Price: €4 200 000 + VAT

VAT for this property is **€642,170** or **€798,000**. 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<br>Price per SQM | <b>None</b><br><b>€7 420.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

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

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## Price change history

€3 800 000 on Oct 8, 2025

€4 200 000 on Oct 22, 2025







