

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

Covered Area	563
Covered Veranda	28
Uncovered Veranda	98
Furnishing	Unfurnished

Plot / Area Info

Plot area	496
Pool	Yes

Additional info

Reference Number	10301
Property type	House
Condition	Under Construction
Bathrooms	4

Amenities

- Elevator

Location

Location: Mouttagiaka Region: **Limassol**
Coordinates: **34.716556 / 33.107083**

Price: €4 600 000 + VAT

VAT for this property is **€702,419** or **€874,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€8 171.00/m²		

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

€4 500 000 on Oct 8, 2025
€4 600 000 on Oct 22, 2025







