

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

This exceptional villa, located in the prestigious Kalogiry area of Limassol, offers a modern design with high-end finishes and a seamless blend into its natural surroundings. Spanning three levels, the home features six spacious bedrooms, including a luxurious master suite with a walk-in wardrobe and private bathroom. The open-plan living areas include a stylish entrance hall, a spacious living room, a dining area, and both a main and auxiliary kitchen.

The basement level offers a wealth of amenities, including a guest bedroom, a versatile home office, a gym or billiard room, as well as a private hamam and sauna for unparalleled unwinding. Outdoors, an infinity overflow pool, solar...

### Property Info

Covered Area	<b>446</b>
Covered Veranda	<b>46</b>
Uncovered Veranda	<b>197</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>907</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>10782</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>

### Amenities

- Fireplace

### Location

**Location:** Mouttagiaka      Region: **Limassol**  
**Coordinates:** **34.7121 / 33.101**

## Price: €4 300 000 + VAT

VAT for this property is **€614,534** or **€817,000**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 641.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€4 300 000 on Oct 8, 2025







