

### 3 Bedroom House for Sale in Mouttagiaka, Limassol District

Set in the prestigious Mouttagiaka area, just a five-minute drive from the crystal-clear coastline, these three exquisite villas offer a harmonious blend of modern elegance, ultimate comfort, and serene privacy. Perched on an elevated site, each residence boasts breathtaking views of the Mediterranean, seamlessly integrating sophisticated interiors with the natural surroundings. Designed for those who appreciate space, light, and impeccable craftsmanship, the villas feature a master suite with a private en-suite bathroom, while the additional bedrooms share elegantly designed bathrooms. Expansive living areas with floor-to-ceiling windows and direct terrace access create a seamless ...



#### Property Info

Covered Area	<b>282</b>
Covered Veranda	<b>93</b>
Uncovered Veranda	<b>64</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Plot area	<b>557</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>11406</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

**Location:** Mouttagiaka      Region: **Limassol**  
**Coordinates:** **34.714729 / 33.110036**

## Price: €1 450 000 + VAT

VAT for this property is **€167,521** or **€275,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 142.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 450 000 on Oct 8, 2025



