

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

Situated in the prestigious Mouttagiaka area, this elegant three-bedroom townhouse offers a rare balance of coastal living and urban convenience. Just 200 meters from the beach and moments away from supermarkets, a cinema, pharmacies, and a wide selection of restaurants, the location ensures that everything you need is always close at hand. ✖

The residence is part of a secure gated resort, designed to provide a lifestyle of comfort and leisure. Residents enjoy access to landscaped gardens, outdoor swimming pools, a children’s playground, a fully equipped gym, an indoor pool, and a sauna. The complex also offers 24/7 security and an on-site restaurant, creating both peace of mind and...

#### Property Info

Covered Area	<b>110</b>
Uncovered Veranda	<b>76</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number	<b>14228</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Mouttagiaka                      Region: **Limassol**  
**Coordinates:** **34.706422 / 33.109126**

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 636.00/m<sup>2</sup></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>
Phone:	<b>+35726080180, +35797612926</b>		

## Price change history

€400 000 on Oct 9, 2025







