

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

This Mediterranean-style villa in Moutayiaka, Limassol, offers the perfect blend of privacy, comfort, and convenience. Nestled in a quiet residential neighborhood, the four-bedroom, four-bathroom home is designed for both relaxed family living and entertaining. The ground floor features a bright open-plan layout where the kitchen, dining, and living areas flow seamlessly together, anchored by a cozy fireplace. A guest toilet completes the level, while upstairs you'll find three spacious bedrooms, including a master suite with walk-in dressing room and en-suite bathroom. The basement adds versatility with a guest bedroom, bathroom, gym, and a fully gated garage. Outdoors, the...

### Property Info

Covered Area	<b>310</b>
Covered Veranda	<b>40</b>
Uncovered Veranda	<b>20</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>620</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>14520</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Mouttagiaka  
**Coordinates:** **34.716067 / 33.108548**

Region: **Limassol**

## Price: €1 850 000 + VAT

VAT for this property is **€226,177** or **€351,500**. 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>~€70 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 968.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 850 000 on Oct 9, 2025









