

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

Located in the highly sought-after area of Germasogeia in Limassol. Currently under construction. Designed with modern living in mind, the residences offer energy efficiency Grade A, attractive features, and a location that combines convenience with tranquility.

Some of their Key Features are:

- 5 min drive from Germasogeia roundabout
- Gated Complex
- 3 bedrooms +1 guest
- 2 private parking for all residents
- Rooftop BBQ & lounge area
- Solar photovoltaic (PV) system installed on the roof for sustainable energy
- Optional private swimming pool
- UFH
- Built-in VRV in li...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>153</b>            |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>216</b> |
|-----------|------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>240068</b>             |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |
| View              | <b>Mountains view</b>     |

### Amenities

### Location

**Location:** Mouttagiaka Region: **Limassol**

## Price: €750 000 + VAT

VAT for this property is **€39,559** or **€142,500**. 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>€4 902.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€750 000 on Oct 22, 2025







