

4 Bedroom House for Sale in Limassol District

Luxury Custom Villa in Mouttayaka – 5 Minutes from the Beach
Located in one of Limassol’s most sought-after areas, this stunning custom-built villa offers the perfect mix of modern design and everyday comfort. Just a short 5-minute drive from the beach, the property has been crafted with exceptional quality and attention to detail. The home features underfloor heating, a fresh air circulation system, and full smart home integration for effortless control of lighting, temperature, and security. Every element, from the layout to the finishes, has been individually designed to create a space that’s both elegant and practical. A truly unique home for those who value st...

Property Info		Plot / Area Info		Additional info	
Covered Area	477	Pool	Private, Yes	Reference Number	60567
Air Conditioning	Yes			Property type	House
				Condition	Under Construction
				Construction Year	2026
				Bathrooms	4
Amenities		Location			
• Garden		Region: Limassol			

Price: €5 100 000 + VAT

VAT for this property is **€744,472** or **€969,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€10 692.00/m²		

Representative: 1st Class Homes

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Price change history

€5 100 000 on Oct 24, 2025



