

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

3-Bedroom Villas – Contemporary Luxury in Mouttagiaka, Limassol

Nestled in the prestigious Mouttagiaka area of Limassol, this exclusive collection of eight modern villas offers the perfect balance of contemporary design, coastal charm, and refined luxury. Each residence has been thoughtfully crafted to deliver a superior living experience, combining timeless aesthetics with cutting-edge technology and panoramic views of the sea and city skyline.

Set just a few minutes’ drive from the beach, shops, supermarkets, and restaurants, the project enjoys a prime location that ensures both tranquility and convenience. Easy access to the highway provides seamless connectivity to all...

#### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>236</b> |
| Covered Veranda   | <b>46</b>  |
| Energy Efficiency | <b>A</b>   |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>517</b>          |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                   |              |
|-------------------|--------------|
| Reference Number  | <b>7241</b>  |
| Property type     | <b>House</b> |
| Construction Year | <b>2026</b>  |
| Bathrooms         | <b>4</b>     |

#### Amenities

- Parking

#### Location

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

## Price: €1 475 000 + VAT

VAT for this property is **€149,000** or **€280,250**. 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>~€55 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 250.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

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

## Price change history

€1 475 000 on Nov 4, 2025



