

6+ Bedroom House for Sale in Mouttagiaka Tourist Area, Limassol District

This outstanding 7-bedroom villa presents a unique opportunity to own a modern, fully equipped luxury residence in one of the most desirable areas, Mouttagiaka Tourist area near Coya Café, just 600 meters from the beach. Designed with a strong emphasis on comfort, privacy, and high-end living, the property is situated in a quiet residential neighborhood while remaining close to all facilities and amenities.

Built to premium standards, the villa features advanced thermal insulation and soundproofed windows and doors, ensuring an energy-efficient, peaceful interior environment. With a remarkable 620m² of covered area set on an 884m² plot, the home extends over 4 spacious floors, of...

Property Info

Covered Area	620
Floor Number	4
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	884
Pool	Yes

Additional info

Reference Number	240795
Property type	House
Condition	Pre-Owned
Bathrooms	5+

Amenities

Location

Location: Mouttagiaka Tourist Area Region: **Limassol**

Price: €3 500 000 + VAT

VAT for this property is **€546,452** or **€665,000**. 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	~€136 600.00	Common expenses	None
		Price per SQM	€5 645.00/m²		

Representative: MySpace

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Price change history

€3 500 000 on Nov 22, 2025







