

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

A stylish sea-view villa within an exclusive gated residential complex with 24/7 security, offering complete privacy and peace of mind. The community features wide internal roads and a beautifully landscaped park, creating a quiet and family-friendly setting.



### Key Features:

- 3 bedrooms
- 3 W/C
- Internal area: 162.25 m<sup>2</sup>
- Covered veranda: 34.61 m<sup>2</sup>
- Plot size: 505.65 m<sup>2</sup>
- Uncovered garage: 46.80 m<sup>2</sup> (side-by-side parking)
- Large storage room on the ground floor (can be used as an office or maid's room)
- Private pool and garden
- High ceilings (3.15 m)
- Semi-solid parquet flooring throughout

## Price: €2 100 000 + VAT

VAT for this property is **€126,778** or **€399,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 963.00/m²</b>		

## Representative: Kadis Estates

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## Price change history

€2 100 000 on Dec 16, 2025

























