

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

This spacious 5-bedroom villa is ideally located just 200 meters from the sea in the highly sought-after Germasogeia Tourist Area of Limassol. Situated within a gated complex, the property offers a high level of privacy and security, making it an excellent choice for both permanent living and a holiday home. The villa is offered with a Title Deed.

The property features a private swimming pool, a neatly tiled yard, and an equipped garage with rolling gates. A dedicated BBQ area with sliding glass walls and access to a solarium provides a perfect setting for outdoor entertaining. The attic is fully equipped with heating, water supply, air conditioning, and its own entrance, adding fle...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>174</b>			Reference Number	<b>241327</b>
Floor Number	<b>4</b>	Plot area	<b>568</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Construction Year	<b>2001-2010</b>
				Bathrooms	<b>3</b>

Amenities	Location
	<b>Location:</b> Mouttagiaka Tourist Area Region: <b>Limassol</b>

## Price: €1 300 000 + VAT

VAT for this property is **€90,103** or **€247,000**. 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 Price per SQM	<b>~€48 600.00</b> <b>€7 471.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€1 300 000 on Dec 30, 2025





