

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

This elegant five-bedroom villa is located in the highly desirable suburb of Mouttagiaka, one of Limassol's most established areas for both quality living and long-term investment. Set on a generous private plot, the residence is surrounded by a mature, carefully maintained garden that enhances the sense of privacy and seclusion.



The villa offers a well-considered layout with spacious, comfortable interiors. Five bedrooms provide ample accommodation for family life and guests alike, while the bright living areas open onto outdoor terraces, creating a warm and functional environment for everyday living. Large windows allow natural light to flow throughout the home and frame pleasan...

### Property Info

Covered Area	<b>347</b>
Covered Veranda	<b>58</b>
Uncovered Veranda	<b>36</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>913</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>16114</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2011</b>
Bathrooms	<b>4</b>

### Amenities

- Fireplace

### Location

**Location:** Mouttagiaka      Region: **Limassol**  
**Coordinates:** **34.713701 / 33.103805**

## Price: €1 250 000 + VAT

VAT for this property is **€161,852** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 602.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€1 250 000 on Jan 24, 2026

























