



#11159

A Stunning 7-Bedroom Retreat with Unrivaled Panoramic Sea Views in Mouttagiaka Limassol (11159)

📍 Mouttagiaka, Limassol

€3,600,000 +VAT





Overview

Specifications

Bedrooms

 7


Bathrooms

 4

Covered

 508 m²

| | |
|----------------------|---------------------------|
| Type | Detached Villa |
| Toilets | 7 |
| Plot | 496 m² |
| Status | Under construction |
| Year of construction | 2026 |

| | |
|--------------------------|---|
| Furnished | Optional furnished |
| Structure | Concrete |
| Facade | Concrete |
| Energy efficiency rating |  A+ |

Description

A Stunning 7-Bedroom Retreat with Unrivalled Panoramic Sea Views in Mouttagiaka Limassol (11159)

PRICE : EUR 3.6M + VAT (5%) | Completion in Spring 2026 |

Our project is the best example of how to combine architectural simplicity, complex construction solution - implementation of the building into the mountain & individual design. The key architectural idea is the amazing sea view from every room in the villa & an infinity cascade swimming pool.

The villas consist of 4 floors : living and dining area + 7 bedrooms + office (an option to convert to 5 bedrooms), 7 toilet / showers + amazing roof garden area

VILLA 3

Plot: 496m²

Ground floor (169m²) : 1 studio flat (for maid) with kitchen, ensuite and living / sleeping room

1ST floor (132m²) : Living room + laundry room or kitchen + 2 bedrooms + possible to make ensuites

2ND floor (123m²) : Living room floor - living and kitchen + bedroom / office with exit to the garden + shower and wc + pool (31m²) + external wc / shower + external kitchen and BBQ area

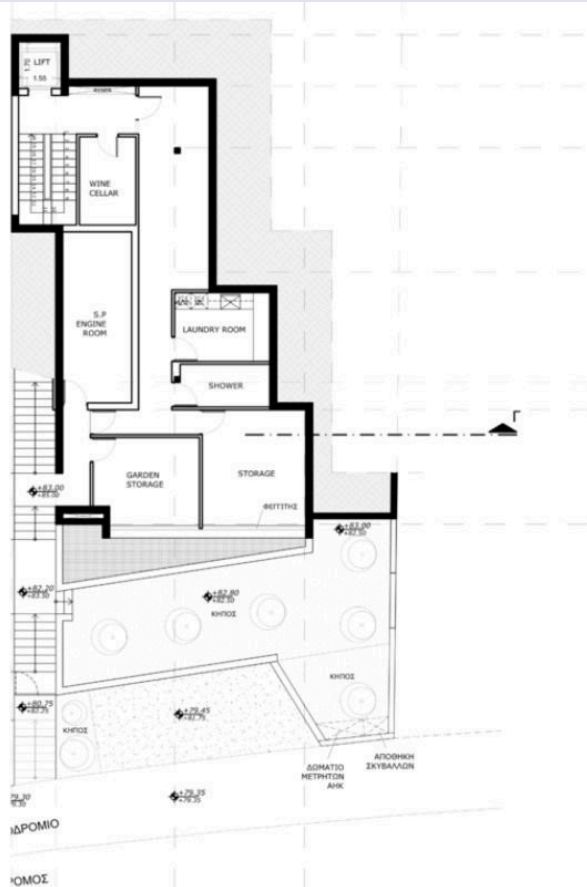
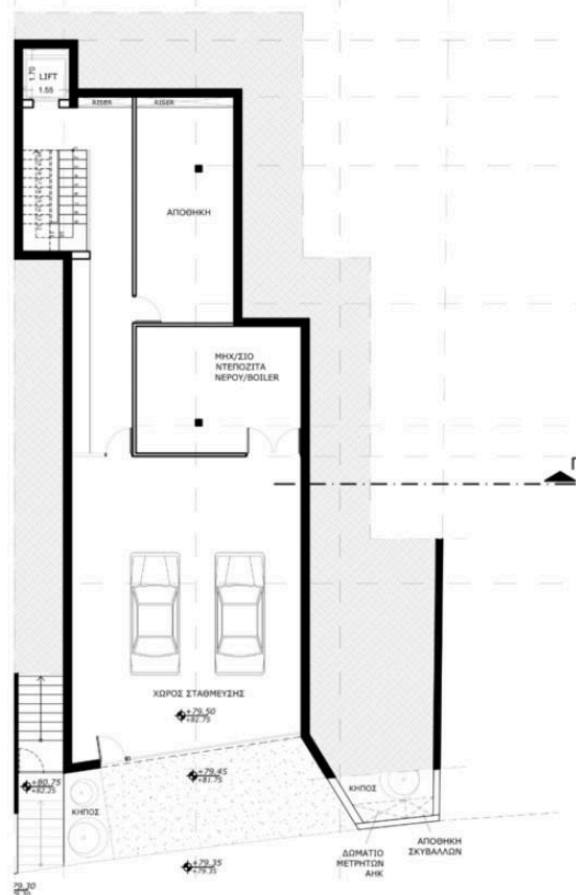
3RD Floor (81m²) : Sleeping area - 2 bedrooms + 1 shower and toilet + 1 ensuite bedroom

4TH Floor (30m²) : Roof garden

Total capacity of bedrooms :



Floor plans



Additional information

Facilities

Aircondition, Central system

Outdoor shower

Solar photovoltaic panels
(provision)

Elevator

Pool, Private, overflow

Maid's room

Solar photovoltaic panels

Features

24-hour security

Balcony

Bright

Ceramic tiles

Double glazing

En suite shower

Entrance gate, automated

Ground floor bedroom

Kitchen island

Laundry room

Open plan

Pipe-in-pipe plumbing system

Quiet area

Semi-solid parquet flooring

Smart home automation

Spacious rooms

Veranda, large

Alarm system

Barbeque

CCTV

Combined kitchen and dining
area

Easy access to highway

Energy efficient doors/windows

Garden

Guest WC

Kitchenette

Luxury specifications

Outdoor kitchen

Pool view

Roof garden

Shower

Smart home automation
(provision)

Thermal insulation

Alarm system (provision)

Bath

CCTV (provision)

Connected to electric mains

Easy access to main roads

Entrance gate

Granite countertops

Investment opportunity

Laminate flooring

Modern design

Panoramic view

Pressurized water system

Sea view

Shutters, electric (provision)

Sound insulation

Veranda

Contact us



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