



#11905

# Luxury 3-Bedroom Villa in Mouttagiaka Limassol (11905)

📍 Mouttagiaka, Limassol



€1,450,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 189 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		557 m <sup>2</sup>			
Covered veranda		93 m <sup>2</sup>			
Uncovered veranda		64 m <sup>2</sup>			
Roof garden		42 m <sup>2</sup>			
Status		Off plan			
Year of construction		2027			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A+			

## Description

Luxury 3-Bedroom Villa in Mouttagiaka | Panoramic Views

Price: €1,450,000 + VAT  
Delivery: 18 Months from Contract Signing

Welcome to a stunning off-plan residence in the prestigious area of Mouttagiaka, Limassol. This contemporary 3-bedroom detached villa is perched above the highway in a quiet residential enclave, just 5 minutes from the Four Seasons and Poseidonia Hotels in the heart of the tourist area.

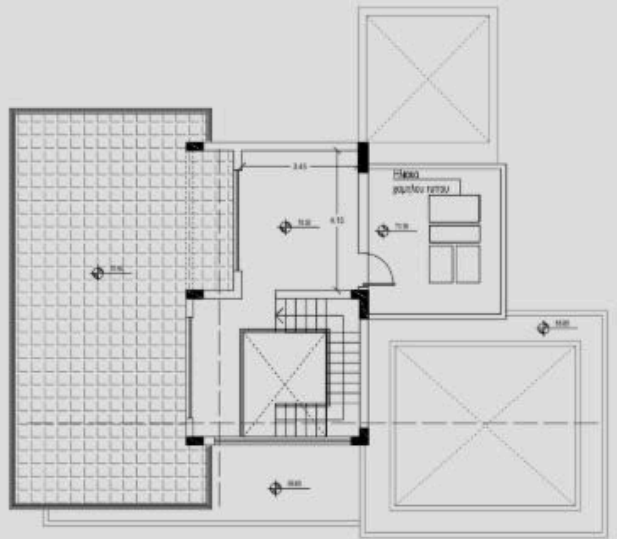
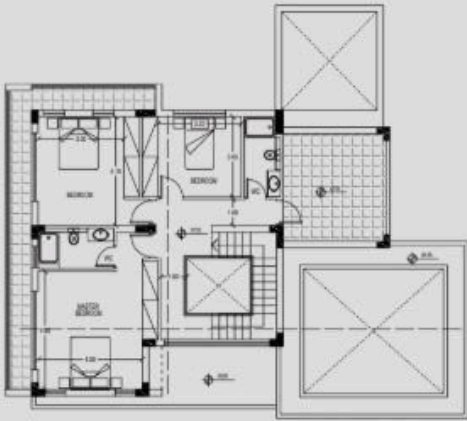
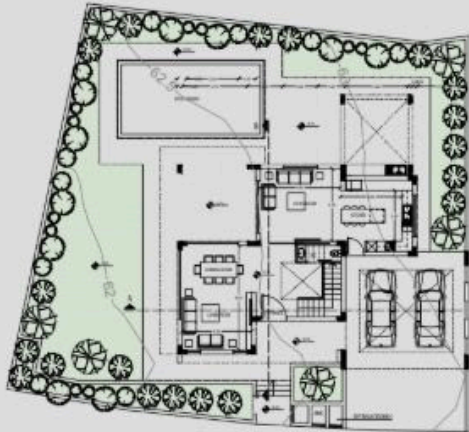
### ? Key Features

- Plot size: 557 m<sup>2</sup>
- Covered internal area: 189 m<sup>2</sup>
- Covered verandas: 93 m<sup>2</sup> | Uncovered verandas: 64 m<sup>2</sup>
- 3 Bedrooms – All en-suite
- 3 Bathrooms | Guest WC





# Floor plans



No. Beds	Ground Floor Covered m <sup>2</sup>	First Floor Covered m <sup>2</sup>	Roof Garden m <sup>2</sup>	Covered Verand m <sup>2</sup>	Covered Parking m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Veranda m <sup>2</sup>	Plot Size m <sup>2</sup>
3	94	95	42	93	0	324	64	557



# Additional information

## Facilities

Aircondition, Central system

Pergola

Solar water heater

Heating, Underfloor

Pool, Private

Storage

Parking, Garage, double

Solar photovoltaic panels (provision)

## Features

Balcony

CCTV

Combined kitchen and dining area

Easy access to highway

En suite shower

Garden, large

High ceilings

Luxury specifications

Near amenities

Pipe-in-pipe plumbing system

Quiet area

Shower

Sound insulation

Veranda

Bath

Ceramic tiles

Connected to electric mains

Easy access to main roads

Energy efficient doors/windows

Granite countertops

Investment opportunity

Modern design

Open plan

Pool view

Rental potential

Shutters, electric

Spacious rooms

Veranda, large

Bright

City view

Double glazing

Electric car charger (provision)

Garden

Guest WC

Laundry room

Mountain view

Panoramic view

Pressurized water system

Sea view

Smart home automation (provision)

Thermal insulation

## Contact us



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