

# MAGNIFICENT 6+1 BEDROOM VILLA IN LIMASSOL'S MOUTAGIAKA NEIGHBOURHOOD

2 250 000 €

<b>Property Code:</b>	6975	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - MOUTAGIAKA	<b>Internal Area:</b>	460 m <sup>2</sup>
<b>Plot Area:</b>	620 m <sup>2</sup>	<b>Bedrooms:</b>	6+
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	3	<b>Distance to the sea:</b>	1.5 km
<b>Distance to airport:</b>	65 km	<b>Status:</b>	Resale
<b>VAT:</b>	NO VAT		

## Property features:

Elevator	Air Condition	Telephone Line	Private Pool
Store Room	Solar panels for hot water	Double Glazing	Garden
Oven	Washing machine	Dish washer	Microwave
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

## Description:

This exceptional three-story 6+1 bedroom villa offers breathtaking panoramic sea views and is situated in the desirable Moutagiaka area of Limassol.

**Plot Size:** 620 m<sup>2</sup>

**Internal Covered Area:** 460 m<sup>2</sup>

**Covered Balconies:** 100 m<sup>2</sup>

On the **ground floor**, the spacious kitchen and breakfast area open onto a large covered balcony with sweeping views of the Limassol coastline and the sea. Adjacent to the kitchen, a generous living area provides ample space for lounging and hosting family gatherings, with direct access to another expansive covered balcony offering stunning views of both the sea and the pool area.

The **lower floor** features four en-suite bedrooms, each with its own bathroom. Additionally, this level includes a cozy TV area, a studio office, a server room, and a laundry area. The large covered balcony on this level opens to the pool, garden, and BBQ area, perfect for outdoor living and entertaining.

On the **first floor**, the master bedroom boasts a walk-in closet and an en-suite bathroom, along with a large covered balcony offering panoramic views. This level also includes two additional en-suite bedrooms, each with its own private balcony.

## Key Features:

07.02.2026

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Climate control throughout the villa

Villeroy & Boch sanitary ware

Smart home automation

CCTV alarm system

Electric shutters on all windows

10 x 5-meter swimming pool with cover

Kone-brand elevator

Marble staircase and countertops

Ceiling height: 3.10 m

Thermal insulation with an Energy Rating of A

Fully furnished and equipped

No VAT

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