

CHARMING 4-BEDROOM VILLA WITH  
PRIVATE GARDEN, POOL AND SEA VIEW

1 290 000 €

Property Code:	7125	Type:	Sale - House/Villa
Location:	Limassol - MOUTAGIAKA	Internal Area:	204 m²
Plot Area:	540 m²	Bedrooms:	4
Bathrooms:	3	Number of floors:	2
Heating:	Diesel heating	Distance to the sea:	1.35 km
Distance to airport:	65 km	VAT:	NO VAT
Uncovered verandas, m²:	29	Covered verandas, m²:	37

Property features:

Air Conditioning	Central Heating	Covered Parking	Detached
Furnished	Sea View	Storage	Swimming Pool
Title Deeds	Uncovered Parking	Heating	Air Condition
Parking - Covered	Parking - Uncovered	Telephone Line	Furnished
Private Pool	Laundry room	Solar panels for hot water	Double Glazing
Garage	Garden	Oven	Washing machine
Dish washer	Microwave	Cooker	Extractor Fan
Parking	Refrigerator	Balcony	Furniture

Description:

Discover serene luxury in this elegant 4-bedroom villa nestled in the prestigious area of Mouttagiaka, Limassol, just 1.35 km from the sparkling Mediterranean Sea. Set on a generous 540 sq.m. plot, this beautifully designed home offers complete privacy, surrounded by lush, mature gardens that create your own tranquil haven.

Inside, you'll find 204 sq.m. of thoughtfully laid-out space, featuring a spacious, bright living room, a separate fully-equipped kitchen, and a convenient guest toilet. Upstairs boasts four comfortable bedrooms, including a luxurious master bedroom with an en-suite bathroom and direct access to a large balcony offering breathtaking sea views—perfect for peaceful mornings and relaxing evenings.

Additional features include double-glazed windows, efficient diesel central heating, a closed garage, a separate laundry room, and expansive covered (37 sq.m.) and uncovered (29 sq.m.) verandas ideal for outdoor entertaining. Step outside into your personal retreat, complete with an inviting large swimming pool and landscaped gardens offering both beauty and privacy.

Located in a quiet, upscale neighborhood, yet close to all amenities, this property perfectly balances exclusivity with convenience—an ideal choice for families or those seeking a serene Mediterranean lifestyle.

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The distance to the beach is only 1.3 km and only 2 min drive!

Experience the comfort, privacy, and tranquility you deserve. **Book your viewing today!**



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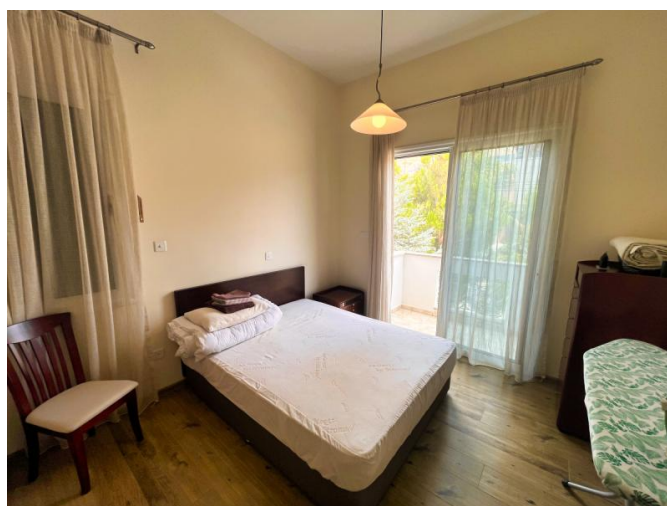
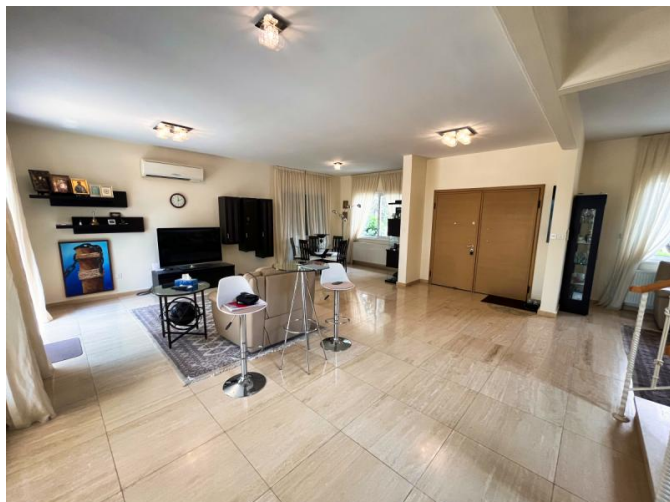
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