

# MODERN LUXURY 4 BEDROOMS VILLA IN MOUTAGIAKA AREA LIMASSOL

1 350 000 €

<b>Property Code:</b>	2769	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - MOUTAGIAKA	<b>Internal Area:</b>	351 m <sup>2</sup>
<b>Plot Area:</b>	495 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Modern
<b>Heating:</b>	Underfloor heating	<b>Year of construction:</b>	2019
<b>Distance to the sea:</b>	3 km	<b>Status:</b>	Resale
<b>VAT:</b>	NO VAT		

## Property features:

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

## Description:

TOTAL AREA OF 351m PLOT AREA OF 495m2

4 DOUBLE BEDROOMS

5 BATHROOMS

PRIVATE GARDEN

PRIVATE PARKING

OVERFLOW SWIMMING POOL

ROOF TERRACE

Stanning Villa is located in Moutagiaka Area a prime residential area of

Limassol, this exclusive location offers lovely views of the sea and surrounding countryside and is close to the beach and all amenities. Supermarkets and mini-markets, bakery, K-Cineplex cinema, beach cafes and restaurants are all

within 5 minutes' drive. Limassol City Centre is only a short drive (5-10 minutes), private schools (Grammar School, Heritage & Foley's all within a radius of 10 - 15 minutes drive.

A comfortable, inviting and full of style living space that is suitable for enjoying family time and entertaining loved ones. Just a balcony door away lies the lovely patio area where you can enjoy the Cyprus's warm sunny days next by your own private overflow swimming pool.

21.02.2026

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A separate kitchen that includes a dining area. The kitchen combines elegance and functionality, blending granite countertops and marble flooring with stainless steel appliances. The configuration of the social space encourages casual interaction and provides a stunning view of the house's beautiful private garden.

Top Quality Italian Wardrobes

Pressurized Water System

Fly Screens on Windows & Patio Doors Pipe in Pipe Plumbing System

Security Door

Audio Entry System

Decorative Ceilings & Hidden Lighting

Solar Water Heating Marble Stairs

Double Glazed Windows & Patio Doors Automatic Irrigation System

Electric Under-floor Heating

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