

# STUNNING 4-BEDROOM VILLA - A BLEND OF MEDITERRANEAN ELEGANCE WITH STRONG RENTAL INCOME

720 000 €

|   |                       |   |                    |
|---|-----------------------|---|--------------------|
| <b>Property Code:</b>                   | 5822                  | <b>Type:</b>                              | Sale - House/Villa |
| <b>Location:</b>                        | Limassol - MOUTAGIAKA | <b>Internal Area:</b>                     | 179 m <sup>2</sup> |
| <b>Plot Area:</b>                       | 400 m <sup>2</sup>    | <b>Bedrooms:</b>                          | 4                  |
| <b>Bathrooms:</b>                       | 3                     | <b>Renovation:</b>                        | Renovated          |
| <b>Number of floors:</b>                | 2                     | <b>Heating:</b>                           | Diesel heating     |
| <b>Year of construction:</b>            | 2007                  | <b>Distance to the sea:</b>               | 300 m              |
| <b>Distance to airport:</b>             | 65 km                 | <b>Status:</b>                            | Resale             |
| <b>VAT:</b>                             | No VAT                | <b>Uncovered verandas, m<sup>2</sup>:</b> | 18                 |
| <b>Covered verandas, m<sup>2</sup>:</b> | 28                    |   |                    |

## Property features:

|                   |               |                            |                     |
|-------------------|---------------|----------------------------|---------------------|
| Air Conditioning  | Barbeque      | Central Heating            | Furnished           |
| Shutters          | Storage       | Swimming Pool              | Title Deeds         |
| Uncovered Parking | Heating       | Air Condition              | Parking - Uncovered |
| Telephone Line    | Alarm         | Furnished                  | Private Pool        |
| Store Room        | Laundry room  | Solar panels for hot water | Double Glazing      |
| Garden            | Oven          | Washing machine            | Dish washer         |
| Cooker            | Extractor Fan | Parking                    | Refrigerator        |
| Balcony           | Furniture     |                            |                     |

## Description:

Nestled in the heart of Moutagiaka, this stunning 4-bedroom villa is a splendid mix of Spanish and Mediterranean architectural styles. With a generous internal area of 179 square meters, covered verandas of 28 square meters, uncovered verandas of 18 square meters and situated on a 400 square meter plot, this two-story villa can be your next home or a sound investment.

The villa's ground floor welcomes you with a spacious sitting area, tastefully decorated and fully furnished, providing the perfect space for relaxation and social gatherings. Adjacent is the separate kitchen, fully equipped with a cooker, oven, extractor fan, refrigerator, dishwasher, and washing machine. The kitchen features ample storage and top-of-the-range appliances to make cooking a pleasure. The ground floor also offers a guest toilet and a charming covered terrace ideal for al fresco dining.

The upper floor hosts four bedrooms, each radiating a sense of tranquility and comfort. The master bedroom boasts an en-suite shower, and the remaining bedrooms share a well-appointed family bathroom. Completing this level is a handy laundry room.

29.04.2026

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Central diesel heating and air conditioning throughout ensure year-round comfort, while the private swimming pool, barbeque, and beautiful garden offer an idyllic outdoor living space for family gatherings and entertaining. Double glazing, solar panels for hot water, and an alarm system add to the overall security and efficiency of the property.

The villa also benefits from an uncovered parking space and a store room, enhancing the convenience of this home. For a touch of added luxury, the villa features shutters, providing an element of traditional Mediterranean charm.

Located just 300 meters from the sea, this villa is ideally situated for beach lovers, with a short 8-minute walk to the nearest sandy shore. All essential amenities, including Metro and LIDL Supermarkets, Kcineplex, and a plethora of delightful cafes, are within a leisurely stroll.

**Viewings are available with prior notice.** The villa is a resale property and is not subject to VAT. The title deed is readily available, ensuring a smooth and hassle-free transaction. This unique property promises a comfortable, luxurious lifestyle for its new owners.



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