

## 4 Bedroom Elegant Villa - Mouttagiaka, Limassol



### Agenten-Info

Name:	Thekla Papouri
E-Mail:	info@elegantcyprusproperties.com
Name der Firma:	Elegant Cyprus Properties
Land:	Zypern
Erfahrung seit:	2000
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	Buyer's Agent, Listing Agent, Umzug, Zwangsvollstreckung, Short-Sale-Immobilien, Beratung, Andere
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Mobil/Vorgefertigt, Andere
Telefon:	+357 (999) 730-34
Sprachen:	English, Greek
Webseite:	<a href="https://elegantcyprusproperties.com">https://elegantcyprusproperties.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,685,815.48

### Standort

Land:	Zypern
Staat/Region/Provinz:	Limassol
Stadt:	Limassol
Veröffentlicht:	12.01.2026
Beschreibung:	

This luxurious 4-bedroom villa is set in an elevated position, offering privacy, stunning views, and an exceptional standard of living. Part of an exclusive new development of just three villas, it promises a serene and high-end residential experience in a sought-after location.

Mouttagiaka is a charming Limassol suburb blending coastal convenience with a peaceful village

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atmosphere. Once a small Turkish-Cypriot community, it has evolved into a vibrant residential area featuring scenic sea and hillside views. The neighborhood offers easy access to beaches, local amenities, and a tranquil ranch, yet remains only minutes from Limassol's urban offerings. Ideal for those seeking relaxed Mediterranean living without sacrificing convenience.

The ground floor welcomes you with a spacious open-plan design that seamlessly integrates the living, dining, and kitchen areas. Large patio doors open onto a covered veranda, creating an effortless flow to the outdoor space where a private swimming pool and landscaped garden await. A guest toilet is also conveniently located on this level.

Upstairs, the villa features four well-proportioned bedrooms. The master bedroom includes en-suite facilities and a walk-in closet, while the three additional bedrooms share a modern family bathroom. Every element of the layout is thoughtfully designed to maximize comfort and functionality.

The property also features a beautiful roof garden, offering the perfect space to relax or entertain while enjoying panoramic views of the sea and city skyline — an ideal spot to unwind and soak up the Mediterranean sunsets.

Outdoors, the property offers its own private pool, a beautifully maintained garden, and private parking. For added security and peace of mind, the villa is equipped with a state-of-the-art alarm system and CCTV.

Combining elegant design, privacy, and premium features, this villa is the ideal choice for discerning buyers seeking luxury living in a quiet, elevated setting.

## Features:

- Private Parking
- Private Pool
- Underfloor Heating
- Electric shutters in bedrooms
- Sea & Mountain views

- Provision for Photovoltaics

- Alarm and CCTV system

**Allgemein**

Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	189 m <sup>2</sup>

**Versorgungsdetails**

Heizung:	Ja
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**Gebäudedetails**

Außen-Ausstattung:	Pool
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**Mietbedingungen**

Verfügbar ab:	
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**Kontaktinformation**

IMLIX ID:	IX8.037.119
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