



## 3 Bedroom Elegant Villa - Mouttagiaka, Limassol



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 1,617,771.04

### Location

Country: Cyprus  
State/Region/Province: Limassol  
City: Limassol  
Posted: Sep 10, 2025  
Description:

This luxurious 3-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 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 three well-proportioned bedrooms. The master bedroom includes en-suite facilities and a walk-in closet, while the two additional bedrooms share a modern family bathroom. Every element of the layout is thoughtfully designed to maximize comfort and functionality.

Outdoors, the property offers its own private pool, a beautifully maintained garden, and covered 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 Pool
- Covered Parking
- CCTV & Alarm
- Provision for photovoltaics
- Provision for AC
- Electric Shutters in Bedrooms



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## Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	220 sq m

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.523.492
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