



## 4 Bedroom Elegant Villa - Mouttagiaka, Limassol



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 1,701,557.73

### Location

Country: Cyprus  
State/Region/Province: Limassol  
City: Limassol  
Posted: Jan 12, 2026  
Description:

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 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

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 189 sq m

### Utility details

Heating: Yes

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.037.119

