

For Sale, House, Luxury House, Limassol, Germasogeia, 372m²

For Sale : **€ 680,000**

Description
Luxury 3+1 Bedroom house for Sale & Rent in Mouttagiaka, Limassol
Discover an exceptional 3+1 bedroom luxury house located in the prestigious area of Mouttagiaka, Limassol, within an exclusive gated development of just twelve contemporary residences. Completed in 2023 with final completion certificates in place and offered with no VAT, this outstanding property is available for both sale and rent, presenting an excellent opportunity for homeowners and investors alike.
Designed by a renowned London architect, the property combines elegant contemporary architecture with intelligent space planning, creating a sophisticated home that perfectly complements the Mediterranean lifestyle. Just minutes from Limassol's sandy beaches and vibrant tourist area, the property enjoys breathtaking sea views while offering privacy, security, and effortless access to every modern convenience.
The residence features a spacious open-plan living, dining, and kitchen area filled with natural light, creating an inviting atmosphere for everyday family life and entertaining. Three generously sized bedrooms are complemented by an additional versatile room that can be used as a home office, guest bedroom, playroom, or private gym, adapting perfectly to the needs of modern living.
Large covered verandas extend the interior living areas and overlook the private swimming pool, providing the ideal setting for outdoor dining, relaxation, and entertaining while enjoying spectacular sea views.
Constructed to the highest standards, the property includes semi-solid parquet flooring throughout, luxurious marble floors and wall finishes in the bathrooms, impressive 3.15-metre-high ceilings, security and fire-resistant entrance doors, an intercom system, underfloor heating, a central VRV air-conditioning system, premium European sanitary ware, thermal aluminium window frames with double glazing, and high-quality kitchen cabinetry and wardrobes from leading European manufacturers.
Mouttagiaka remains one of Limassol's most prestigious residential locations, offering immediate access to the beachfront, luxury hotels, fine dining restaurants, cafés, private schools, shopping facilities, Limassol Marina, and the city centre. Its prime location and strong demand make this villa an exceptional choice for permanent residence, an exclusive holiday home, or a high-return investment with outstanding rental potential.
To discover more options in this area, you can browse our complete portfolio of villas for sale in Limassol directly from our website by clicking the following link: https://gplazarou.com/properties/house-for_sale/in/Limassol/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 25024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **House**
Website
Status: **Available**
Unit Number: **VILLA 4A**

Main Features

Property Subtype: **Luxury House**
Bathrooms: **3**
Covered Parking: **1**
Construction Stage: **Resale**
Kitchen Type: **Open Plan**
Bedrooms: **3**
Furnished: **Unfurnished**

Area

Internal Area: **145m²**
Uncovered Area: **68m²**
Covered Verandas: **9m²**
Plot Area: **372m²**
Uncovered Verandas: **6m²**
Total Area: **225m²**

Energy & Heating

Heating Medium: **Underfloor Heating**

Further Details

Secure Door, Air Condition, Sea View

Gallery



































