



Reference 10052

## Luxury 3-Bedroom Villa with Private Pool and Roof Garden in Moutayiaka **€1,000,000**

Mouttagiaka, Limassol

3 Bedrooms | 3 Bathrooms | 172 m<sup>2</sup> Covered

### Description

This exquisite property is situated in the highly sought-after residential area of Moutayiaka, offering a peaceful and private setting. It is just a 7-minute drive from the sea and provides convenient access to the main highway.

#### Property Features:

- \* 3 spacious bedrooms
- \* 3 WCs (family bathroom, guest toilet, and master en-suite)
- \* Internal Area: 172m<sup>2</sup>
- \* Plot Area: 416.5m<sup>2</sup>
- \* Uncovered Area: 99m<sup>2</sup>
- \* Covered Parking: 21m<sup>2</sup>
- \* High-end luxury finishes throughout
- \* Open-plan living areas
- \* Fully furnished, including all kitchen appliances and stylish furnishings

Plot	417 m <sup>2</sup>
Uncovered veranda	99 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	B+
Year of construction	2019
Status	Resale



- \* Roof garden with panoramic sea views
- \* Private swimming pool
- \* Beautifully landscaped gardens
- \* BBQ area
- \* Double glazing

Additional Details:

- \* No VAT, offering a valuable advantage for the buyer
- \* Title Deed, ready for immediate transfer
- \* Construction year: 2019



## Facilities

- ✓ Aircondition · Split system   ✓ Heating · Provision   ✓ Parking · Covered   ✓ Pool · Private  
✓ Storage   ✓ Landscaped garden   ✓ Outdoor shower   ✓ Solar water heater
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## Features

- ✓ Cul de sac   ✓ Guest WC   ✓ Quiet area   ✓ Marble flooring   ✓ Barbeque   ✓ Rental potential  
✓ En suite shower   ✓ Luxury specifications   ✓ Modern design   ✓ Sea view   ✓ Near bus route  
✓ Near amenities   ✓ Roof garden   ✓ Laundry room   ✓ Kitchen appliances   ✓ Alarm system  
✓ Double glazing   ✓ City view   ✓ Garden   ✓ Pressurized water system  
✓ Investment opportunity   ✓ Bright   ✓ Balcony   ✓ Entrance gate, automated   ✓ Pool view  
✓ Combined kitchen and dining area   ✓ Easy access to main roads   ✓ Easy access to highway
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## Gallery



















