

Reference 15669

Modern 3-Bedroom Sea-View Villa in Moutagiakia Hills

€2,100,000

Mouttagiaka, Limassol

3 Bedrooms

3 Bathrooms

162.25 m² Covered

Description

A stylish sea-view villa within an exclusive gated residential complex with 24/7 security, offering complete privacy and peace of mind. The community features wide internal roads and a beautifully landscaped park, creating a quiet and family-friendly setting.

Key Features:

• 3 bedrooms

• 3 W/C

Internal area: 162.25 m²
Covered veranda: 34.61 m²

Plot size: 505.65 m²

• Uncovered garage: 46.80 m² (side-by-side parking)

• Large storage room on the ground floor (can be used as an office or maid's room)

Private pool and garden

• High ceilings (3.15 m)

Plot 505.65 m²

Covered veranda 34.61 m²

Parking spaces 2

Energy efficiency rating A

Year of construction 2023

Status Resale





- Semi-solid parquet flooring throughout
- · Marble floors and walls in bathrooms
- Security and fireproof entrance doors
- Water-heated floors & central VRV air-conditioning system
- Photovoltaic panels
- High-quality European sanitary ware
- Year of construction: 2023
- Resale Property No VAT

Location Highlights:

- Nestled in the prestigious Moutagiakia Hills, offering elevated sea views and tranquility
- Only a 2-minute drive to the highway, providing fast connections to Limassol city center and the coast
- Close to supermarkets, cafes, restaurants, and essential amenities
- Within easy reach of private schools and popular city attractions
- Exclusive gated community with landscaped parks, wide internal roads, and 24/7 security
- Quiet, family-friendly neighborhood, ideal for both permanent living and holiday retreats





Facilities

- ✓ Aircondition · Central system ✓ Heating · Underfloor ✓ Parking · Uncovered ✓ Pool · Private
- Childrens playground
 Storage
 Gated complex
 Pergola
 Landscaped garden
- ✓ Solar water heater ✓ Solar photovoltaic panels

Features

- ✓ Next to green area ✓ Guest WC ✓ Veranda ✓ Quiet area ✓ Marble flooring
- ✓ Semi-solid parquet flooring ✓ CCTV ✓ Rental potential ✓ En suite shower
- Luxury specifications Modern design Panoramic view Sea view Near amenities
- ✓ Jacuzzi ✓ Laundry room ✓ Marble stairs ✓ Kitchen appliances ✓ Alarm system
- ✓ Double glazing ✓ Open plan ✓ Garden ✓ Pressurized water system ✓ Investment opportunity
- ✓ Bright ✓ Balcony ✓ Fitted wardrobes ✓ Utility room ✓ Entrance gate, automated
- ✓ Floor-to-ceiling windows ✓ Kitchen island ✓ Energy efficient doors/windows
- Combined kitchen and dining area
 Spacious rooms
 High ceilings
 24-hour security
- Easy access to main roads
 Easy access to highway

Gallery











































































































