



Reference 15669

Modern 3-Bedroom Sea-View Villa in Moutagiakia Hills

€2,100,000

Moutagiakia, 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 m ²
Covered veranda	34.61 m ²
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
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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
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Gallery



















