



Reference 16745

## Modern 3-Bedroom Villa with Private Pool in Mouttagiaka

**€950,000**

Mouttagiaka, Limassol

3 Bedrooms | 3 Bathrooms | 163 m<sup>2</sup> Covered

### Description

Located in one of Limassol's most desirable residential areas, this elegant villa in Mouttagiaka combines privacy, comfort, and convenient access to the city. The property enjoys a quiet setting while being only minutes away from the beach, the highway, and all essential amenities.

#### Property Features:

- 3 Bedrooms
- 3 WCs
- Internal area: 163 m<sup>2</sup>
- Plot size: 417 m<sup>2</sup>
- Uncovered areas: 90 m<sup>2</sup>
- Covered parking: 17 m<sup>2</sup>
- High-end finishes throughout
- Spacious open-plan living and dining area
- Fully furnished and fully equipped
- Roof garden with panoramic sea views

Plot	417 m <sup>2</sup>
Uncovered veranda	90 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	B+
Year of construction	2019
Status	Resale



- Private swimming pool
- Beautifully landscaped garden
- BBQ area

Additional Details:

- Resale property – no VAT
- Title deed, ready for immediate transfer
- Year of construction: 2019



## Facilities

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

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











