

## 2 Bedroom Apartment for Sale in Mouttagiaka Tourist Area, Limassol District

Located in the prestigious Mouttagiaka Tourist Area of Limassol, this modern studio apartment is part of a luxury gated resort just 200 meters from the beach, offering an exceptional combination of seaside lifestyle and investment potential. Situated within a secure private community with internal roads, the development provides a true resort-style living experience. Residents enjoy access to four communal swimming pools with spacious sun terraces, a children's playground, and beautifully landscaped lush green gardens that create a relaxing Mediterranean atmosphere.

The complex features an elegant entrance lobby with concierge service, as well as premium facilities including a spa...

### Property Info

Covered Area	<b>70</b>
Covered Veranda	<b>13</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2890</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

Amenities	Location	
• Parking	<b>Location:</b> Mouttagiaka Tourist Area Coordinates: <b>34.706927540092 / 33.108744320633</b>	Region: <b>Limassol</b>

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 643.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€455 000 on Dec 14, 2023

€325 000 on Feb 20, 2026



