

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

The following luxury fixture and fittings are included in the price:

Under floor heating (with water heat pump)

VRV System/Air conditioning – Cooling/Heating by Mitsubishi

Light automation

Ceramic Floor tiles for Living Room , Kitchen & Corridors ( Monograph Design by Roberto Cavalli)

Ceramic tiles for Bathroom and wall

Solid wood parquet for bedrooms

Electrical Appliances by Bosch

Luxury Italian kitchen floor and wall cabinets with soft closing mechanism

Worktops & walls between floor and wall units to be granite or similar

Luxury Italian Wardrobes for all bedrooms, laminate finish for the front door , internal frame, ...

| Property Info     | Plot / Area Info | Additional info  |                  |
|-------------------|------------------|------------------|------------------|
| Covered Area      | <b>153</b>       | Reference Number | <b>2936</b>      |
| Uncovered Veranda | <b>17</b>        | Property type    | <b>Apartment</b> |
| Floor Number      | <b>2</b>         | Condition        | <b>Pre-Owned</b> |
|                   |                  | Bathrooms        | <b>2</b>         |
|                   |                  | View             | <b>Sea view</b>  |

| Amenities | Location                                                                                           |                         |
|-----------|----------------------------------------------------------------------------------------------------|-------------------------|
| • Parking | <b>Location:</b> Mouttagiaka Tourist Area<br>Coordinates: <b>34.704413827794 / 33.111953553377</b> | Region: <b>Limassol</b> |

## Price: €1 200 000 + VAT

VAT for this property is **€63,294** or **€228,000**. 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<br>Price per SQM | <b>~€44 600.00</b><br><b>€7 843.00/m<sup>2</sup></b> | Common expenses | <b>None</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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |                                                  |

## Price change history

€1 200 000 on Dec 14, 2023





