

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

Inspired by the waves of the sea and the curves of the windblown sails, the project is a unique project on the Limassol coast . The elegantly shaped residential tower perfectly combines luxury living, privacy, tranquillity and provides maximum enjoyment to its owners. 

On Limassol's exclusive west coast, with a view of the sunrise, the sunset and the sea in between, the arc perfectly combines luxury living, privacy, tranquillity and provides maximum enjoyment to its owners.

Directly off Exit 23 of the Limassol-Nicosia highway on the east coast of the city, it is right in front of the Limassol beach and conveniently close to numerous amenities.

Beaches, supermarkets, ...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>209</b>            |
| Covered Veranda        | <b>38</b>             |
| Floor Number           | <b>21</b>             |
| Total Number of Floors | <b>23</b>             |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                    |
|---------|--------------------|
| Pool    | <b>Common, Yes</b> |
| Parking | <b>Yes</b>         |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>233757</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |

### Amenities

- Elevator

### Location

**Location:** Mouttagiaka Tourist Area      Region: **Limassol**  
**Coordinates:** **34.703183024943 / 33.107982640561**

## Price: €2 700 000 + VAT

VAT for this property is **€241,708** or **€513,000**. 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 | <b>~€104 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€12 919.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |                                                 |

## Price change history

€2 700 000 on Dec 10, 2024

