

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

3-Bedroom Luxury Apartment in Agios Tychonas, Limassol – Full-Floor Residence with Panoramic Sea & Mountain Views



We are pleased to offer for rent and sale an exclusive full-floor luxury apartment located in the prestigious tourist area of Agios Tychonas, Limassol. Set just across the road from the sea, this modern residential tower rises elegantly above the coastline, offering resort-style living and unmatched privacy.

The development features 17 floors, only 22 apartments, a stylish lobby with concierge services, and a complete spa and wellness centre with fitness equipment, indoor and outdoor pools, sauna, hammam, and dedicated relaxation areas for residents and...

### Property Info

Covered Area	<b>328</b>
Floor Number	<b>12</b>
Total Number of Floors	<b>17</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</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>3872</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Parking

### Location

**Location:** Mouttagiaka Tourist Area  
**Coordinates:** **34.703045134527 / 33.107585755209**

Region: **Limassol**

## Price: €3 500 000 + VAT

VAT for this property is **€440,915** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 671.00/m²</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

€3 500 000 on Sep 24, 2023













