

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

This exceptional full-floor 3-bedroom luxury apartment is located in the prestigious tourist area of Agios Tychonas, Limassol, just across the road from the sea. Set within a modern residential tower, the development offers resort-style living with complete privacy and exclusivity. The building consists of 17 floors and only 22 residences, featuring a stylish lobby with concierge services and a comprehensive wellness centre, including a gym, indoor and outdoor swimming pools, sauna, hammam, and dedicated relaxation areas. Situated on the 12th floor, this residence occupies the entire level, ensuring maximum privacy and breathtaking panoramic views of the Mediterranean Sea, surrounding mou... ✖

#### 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/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€3 500 000 on Sep 24, 2023







