

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

This is an exceptional contemporary residential complex, comprising of two 5-storey buildings with large swimming pool and beautiful landscaped garden. Each building consists of seven 2 bedroom apartments, four 3 bedroom apartments and two unique 3 bedroom penthouses with private pools, roof gardens and amazing unobstructed sea view. 

This is a luxurious modern development located in the Tourist area of Limassol (opposite K-Cineplex), only 350 m from the sandy beach. Excellent location, close to all kind of amenities and the best 5star Hotels of Limassol.

Will be constructed with the highest standards and specifications and with top quality materials from reputable makers.

## Price: €795 000 + VAT

VAT for this property is **€39,750** or **€151,050**. 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>None</b><br><b>€5 599.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

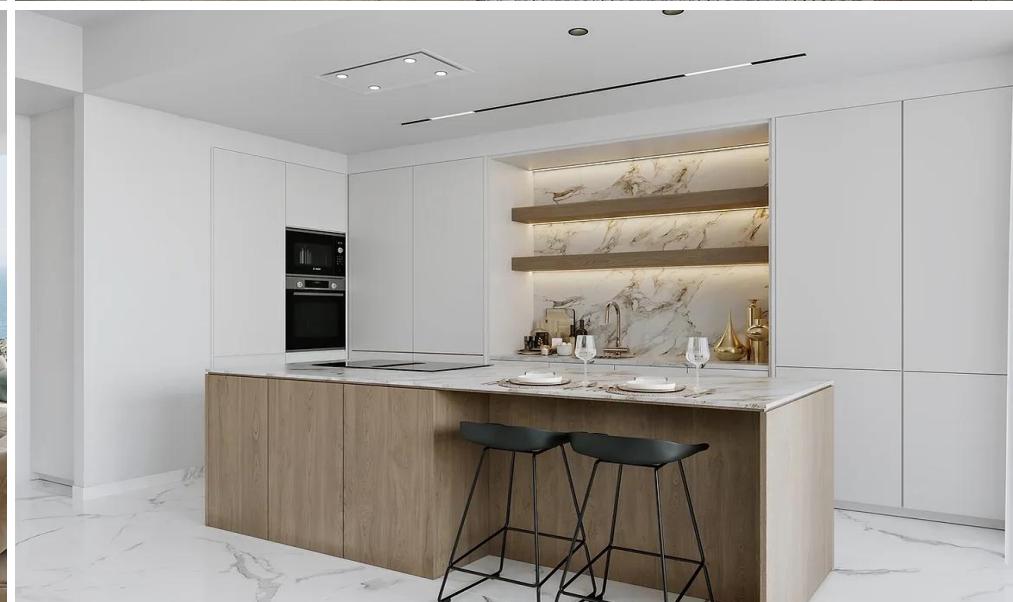
## Price change history

€795 000 on Apr 8, 2025



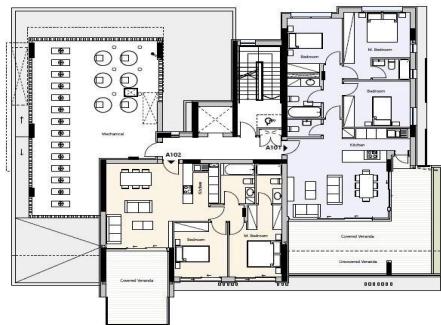






BLOCK A - B

FIRST  
FLOOR



BLOCK A - B

| Flat | Sedrooms | Internal Covered Area | Covered Verandas  | Uncovered Verandas | Roof Garden | Garage Room        | Parking |
|------|----------|-----------------------|-------------------|--------------------|-------------|--------------------|---------|
| 101  | 3        | 104 m <sup>2</sup>    | 38 m <sup>2</sup> | 26 m <sup>2</sup>  | -           | 2.8 m <sup>2</sup> | 1       |
| 102  | 2        | 80 m <sup>2</sup>     | 25 m <sup>2</sup> | -                  | -           | 2.8 m <sup>2</sup> | 1       |

BLOCK A - B

SECOND  
FLOOR



BLOCK A - B

| Flat | Sedrooms | Internal Covered Area | Covered Verandas  | Uncovered Verandas | Roof Garden | Garage Room        | Parking |
|------|----------|-----------------------|-------------------|--------------------|-------------|--------------------|---------|
| 201  | 3        | 104 m <sup>2</sup>    | 38 m <sup>2</sup> | -                  | -           | 3.4 m <sup>2</sup> | 1       |
| 202  | 2        | 80 m <sup>2</sup>     | 21 m <sup>2</sup> | -                  | -           | 2.6 m <sup>2</sup> | 1       |
| 202  | 2        | 82 m <sup>2</sup>     | 30 m <sup>2</sup> | -                  | -           | 3.5 m <sup>2</sup> | 1       |