


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

Remarkable sales offer of a two-bedroom top floor apartment with a private roof garden and access to a communal swimming pool. 

This luxurious apartment is located in Mouttagiaka, just above the Motorway and less than five minutes of driving from the beach. In particular, the penthouse is within 15 minutes of driving from the Old Town, Germasoyeia Tourist area, Limassol Marina, Agios Tychonas area, Dasoudi Beach, and many other interesting places. Close to this penthouse property, there are all services and amenities that a household requires to cover its daily needs, such as supermarkets, pharmacies, kindergartens, private and public schools, restaurants, parks, cafes, gyms, bars, ...

### Property Info

|                   |                             |
|-------------------|-----------------------------|
| Covered Area      | <b>89</b>                   |
| Furnishing        | <b>Unfurnished</b>          |
| Energy Efficiency | <b>A</b>                    |
| Heating           | <b>Central Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>       |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SR19798</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Balcony

### Location

**Location:** Mouttagiaka

Coordinates: **34.71145111543 / 33.105752114339**

Region: **Limassol**

## Price: €750 000 + VAT

VAT for this property is **€37,500** or **€142,500**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 427.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€864 000 on Oct 11, 2023  
 €750 000 on Apr 12, 2026



