

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

We are delighted to introduce this elegant three-bedroom apartment, ideally located just 200 meters from the sea in the highly desirable tourist area of Mouttagiaka. Positioned on the second floor of a four-storey building, the property combines comfort, convenience, and proximity to the beach, making it an excellent choice for both permanent living and investment.



The apartment features a bright and spacious living room with an open-plan kitchen, fully fitted with modern electrical appliances, including a washing machine. There are three well-proportioned bedrooms, one of which is the master with its own en-suite shower. A family bathroom and an additional guest WC complete the layout...

### Property Info

Covered Area	<b>124</b>
Covered Veranda	<b>23</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous 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>14501</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Mouttagiaka  
**Coordinates:** **34.705955 / 33.107692**

Region: **Limassol**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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>~€19 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 516.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€560 000 on Oct 9, 2025







