

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

This 2-bedroom apartment is located in the highly desirable tourist area of Agios Tychonas, directly across the road from the sea. The property is part of a well-maintained residential complex consisting of several blocks, offering a comfortable and convenient coastal lifestyle.

Situated in one of Limassol's most established areas, the apartment benefits from excellent infrastructure and easy access to all essential amenities, making it ideal for both permanent residence and investment.

The location provides a wide range of nearby facilities, including a 24-hour bakery, major supermarkets such as Metro and Lidl, pharmacies, restaurants, bars, the Ritz Carlton hotel, and a ...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>80</b>             |
| Floor Number      | <b>2</b>              |
| Energy Efficiency | <b>B</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>240298</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Mouttagiaka Tourist Area Region: **Limassol**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 375.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€350 000 on Oct 30, 2025





