

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

A two-bedroom apartment in the Tourist Area of Limassol, ideally located just 20 meters from the beach and close to cafés and Metro Supermarket. Situated on the 1st floor of a well-maintained complex with a swimming pool, the apartment is fully furnished and equipped with air conditioning in all rooms. Both bedrooms and the living room offer direct access to the balcony, creating a bright and comfortable living space. Additional features include solar panels, a pressurized water system, private covered parking, two new lifts, a large landscaped garden, and a BBQ area for residents.

The apartment offers a covered area of 80 sqm, with 2 bedrooms, 2 bathrooms, and 2 toilet...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>80</b>             |
| Floor Number      | <b>1</b>              |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>B</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>242010</b>    |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€350 000 on Jan 30, 2026



