

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

This new residential development offers a refined coastal living experience just moments from the beach and with immediate access to the highway. Set within a gated environment, the five-level building brings together a selection of one-, two- and three-bedroom apartments, each planned with attention to space, light, and comfort, and designed to capture panoramic Mediterranean Sea views from generous openings. Each home features a well-considered layout and finishes that balance contemporary aesthetics with long-lasting quality. Materials and fixtures are selected for both style and durability, while modern, energy-efficient systems ensure a smooth and efficient daily environment. E...



#### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>164</b>                     |
| Covered Veranda        | <b>40</b>                      |
| Floor Number           | <b>5</b>                       |
| Total Number of Floors | <b>5</b>                       |
| Furnishing             | <b>Unfurnished</b>             |
| Heating                | <b>Autonomous Heating, Yes</b> |

#### Plot / Area Info

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

#### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>16783</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

#### Amenities

- Parking

#### Location

**Location:** Mouttagiaka  
 Coordinates: **34.70793 / 33.112929**

Region: **Limassol**

## Price: €1 300 000 + VAT

VAT for this property is **€80,537** or **€247,000**. 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>€7 927.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|                     |                                   |            |                                       |
|---------------------|-----------------------------------|------------|---------------------------------------|
| Registration number | <b>1013</b>                       | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number      | <b>517/E</b>                      | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone:              | <b>+35726080180, +35797612926</b> |            |                                       |

## Price change history

€1 300 000 on Mar 20, 2026







