

3 Bedroom Apartment in Mouttagiaka Tourist Area, Limassol

For Sale : **€ 1,790,000**

Description
This three-bedroom corner apartment occupies the seventeenth floor of a landmark seafront tower on the Mouttagiaka tourist strip, one of the most prestigious stretches of the Limassol coastline. Completed in 2021 and presented in brand-new condition, it offers 115.84 sq.m. of internal space and a 44.31 sq.m. covered veranda, for a total covered area of 160.15 sq.m.

The interior is finished to a specification rarely seen on the resale market. An Italian kitchen designed by Arclinea is fitted with Miele appliances and opens onto the living and dining area, which is framed by full-height glazing on two elevations. The master bedroom has an en-suite bathroom with a whirlpool bath, body-jet and rain shower; the second bedroom has its own bathroom, and the third can serve as a study or guest room. Bathrooms are finished floor to ceiling in stone-effect tiling with Corian-style vanity tops, Duravit sanitary ware and Hansgrohe mixers. Wardrobes are custom-built with lacquered doors, interior lighting and a built-in safe.

The corner position gives the covered veranda an uninterrupted panorama over the Mediterranean and along the coastline, with the sea directly ahead and the city skyline to the west. The veranda is deep enough for both a lounge and a full dining setting, and private planters run along its edge.

Underfloor heating runs throughout, a VRV system provides climate control in every room, and heated towel rails are fitted in the bathrooms. A Crestron smart-home system controls lighting and automation from a phone or tablet, with concealed wall fittings and mood lighting throughout. The building offers an outdoor deck pool, an indoor pool, lift access and twenty-four-hour security. The apartment is sold fully furnished with a designer collection, and comes with an allocated covered parking space and a private storage unit.

Key Features:
- Three bedrooms and three bathrooms, corner layout
- 115.84 sq.m. internal plus 44.31 sq.m. covered veranda (160.15 sq.m. total covered)
- Seventeenth floor with uninterrupted sea and coastline views
- Arclinea Italian kitchen with Miele appliances
- Duravit sanitary ware and Hansgrohe mixers, whirlpool bath in the master
- Underfloor heating and VRV air conditioning throughout
- Crestron smart-home lighting and automation
- Outdoor and indoor communal swimming pools
- Sold fully furnished, with allocated covered parking and storage
- Energy Efficiency: A

A turnkey residence in one of the finest addresses on the Limassol seafront, ready for immediate occupation. Viewings by appointment.

Details

Property Type: **Apartment**
Website
Status: **Available**
Unit Number: **c1701a**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **3**
Covered Parking: **1**
Construction Stage: **Resale**
Bathrooms: **3**
Construction Year: **2021**
Furnished: **Fully Furnished**

Area

Internal Area: **116m²**
Covered Verandas: **44m²**
Covered Area: **160m²**

Energy & Heating

Heating Medium: **Underfloor Heating**
Cooling Type: **Central Cooling**
Energy Efficiency Grade: **A**

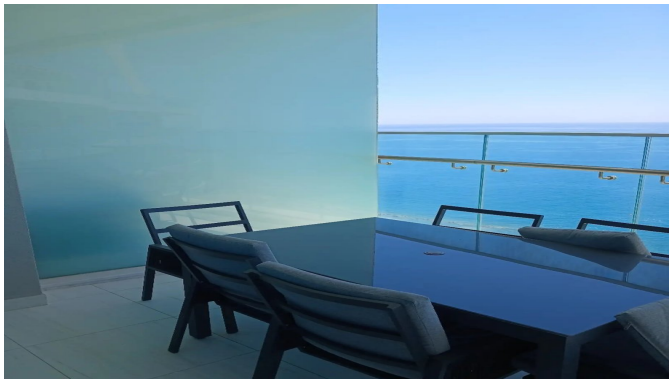
Further Details

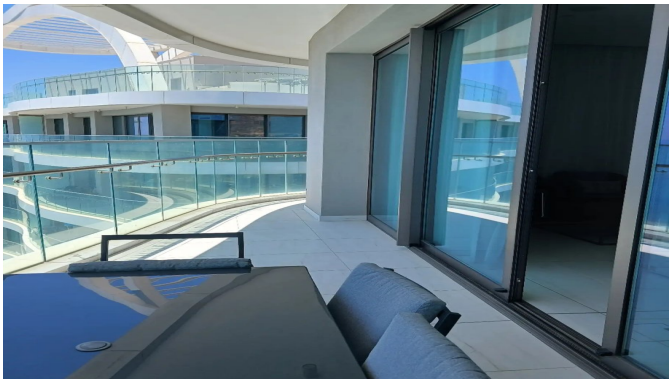
Elevator, Common Swimming Pool, Storage Space, Smart Home, Air Condition, Sea View

Gallery



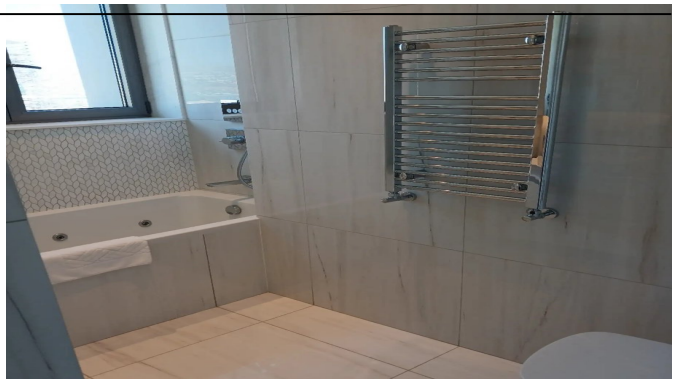




















Apartment c1701a

Apartment Number	c1701a
Level	17
Apartment type	Corner Apartment
Number of bedrooms and bathrooms	3 / 3
All areas	267.73 sq m
Internal	115.84 sq m
Covered Veranda	44.31 sq m
Total covered	160.15 sq m
Uncovered Veranda	0
Private Planters	3.49 sq m
Common	99.64 sq m
Storage	St.26e
Allocated Parking	B36e

Energy Certificate B

