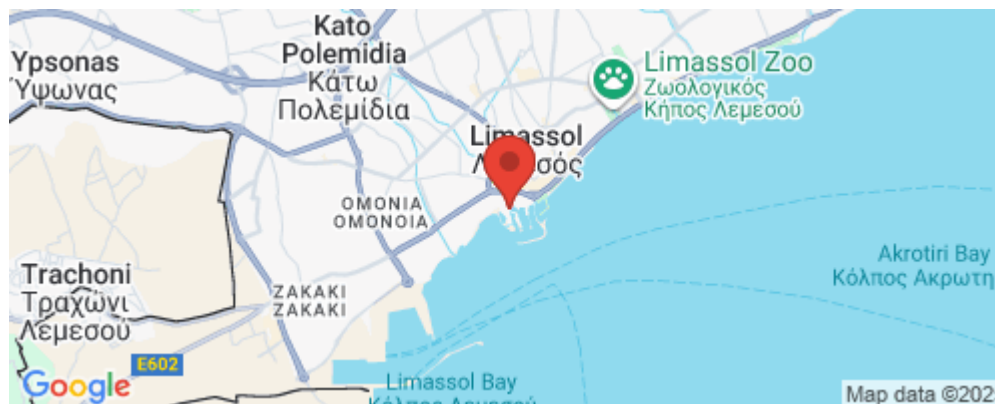


## 3 Bedroom House for Sale in Limassol - Marina

3 bedroom villa in the most sought—after area of the city-Limassol Marina with sea views. Limassol Marina is the first super yacht marina in Cyprus and today the 5th harbor in the world, awarded the prestigious 5 Gold Anchor Platinum Award. The villa has an area of 191sqm and consist three bedrooms and four bathrooms, private berths for yachts. Swimming pool with sea view. All bedrooms are en-suite, with their own bath or shower. Open plan kitchen, dining area and sitting area. Game room, storage room, additional kitchen. There is a VRV air conditioning system throughout the house. Heated floors. Guarded gated complex. The complex has a full-service Blue Flag yacht harbor, and an extens...



### Property Info

Covered Area **191**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **3341**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

- Parking

### Location

**Location:** Limassol - Marina  
**Coordinates:** **34.669302796487 / 33.037172440213**

**Region:** **Limassol**

## Price: €2 600 000 + VAT

VAT for this property is **€208,136** or **€494,000**. 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>~€100 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€13 613.00/m²</b> |                 |             |

## Representative: MySpace

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

## Price change history

€2 600 000 on Dec 14, 2023



