

### 3 Bedroom House for Sale in Limassol - Marina

Introducing a rare opportunity in Limassol Marina — an ultra-luxury beachfront villa thoughtfully designed for discerning buyers and investors seeking seafront Cyprus luxury property. This luxury villa occupies one of the most coveted plots on the Limassol waterfront, offering direct access to the sea, a private pool, and a private berth.



#### Property Highlights & Features

- Three spacious bedrooms, each with sea views and generous proportions ideal for premium living or high-end investment property Limassol.
- Elegant open-plan living room and kitchen seamlessly connected to outdoor terraces and the pool, maximizing indoor-outdoor flow.
- Private infi...

Property Info		Plot / Area Info		Additional info	
Covered Area	138	Plot area	229	Reference Number	H-68300
Furnishing	Unfurnished		Yes Uncovered, Yes	Property type	House
Heating	Central Heating, Yes	Pool Parking		Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes			Bathrooms	3

#### Amenities Location

• Guest WC

Location: Limassol - Marina

Region: Limassol

Coordinates: **34.6701466** / **33.0404296** 



Price: €3 900 000 + VAT

VAT for this property is €195,000 or €741,000. 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.

	Evaluded	Title transfer fee	None	Common ovnonces	Nana
	Excluded	Price per SOM	€28 261.00/m <sup>2</sup>	Common expenses	None

## **Representative: FOX**

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd

Phone: +35726940150, +35725267777, +35725760781

# **Price change history**

€3 900 000 on Dec 23, 2023



















