

### 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

Covered Area **138**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **229**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **H-68300**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

- Guest WC

#### Location

**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.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€28 261.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€3 900 000 on Dec 23, 2023



