

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

Stunning three bedroom Villa in the most exclusive property development in Cyprus. Situated on the waterfront, the residence enjoys uninterrupted views of the Sea and has a private berth for a 15m boat. The living area occupies three levels of which the ground floor has a beautiful open plan kitchen, dining and sitting area leading onto a spacious veranda overlooking the sea and private swimming pool. The first level has two bedrooms each with en-suite facilities and the lower level has 74m2 of living space which include a guest bedroom with en-suite shower, WC and wash basin, a laundry room and store room. Limassol Marina is located in the heart of the City and combines elegan...



#### Property Info

Covered Area	<b>192</b>
Covered Veranda	<b>38</b>
Uncovered Veranda	<b>38</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>174</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>H-107823</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

#### Amenities

- Gym

#### Location

**Location:** Limassol - Marina                      Region: **Limassol**  
**Coordinates:** **34.66999212 / 33.04029006**

## Price: €2 100 000 + VAT

VAT for this property is **€169,313** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 938.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€2 590 000 on Sep 4, 2023  
 €2 500 000 on Dec 24, 2023  
 €2 100 000 on Nov 18, 2025

















