

### 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















