

## 3 Bedroom Apartment for Sale in Limassol - Marina

This Limassol luxury apartment is one of the most prestigious listings in Cyprus luxury real estate, offering a unique combination of lifestyle appeal and investment security. Positioned on the 26th floor of a landmark Limassol tower, this beachfront and seafront apartment next to Limassol Marina delivers uninterrupted panoramic views of the Mediterranean Sea, full privacy, and access to 7-star lifestyle amenities that set a new benchmark for Limassol luxury properties.



With a total covered area of 267.70 sqm — including 143 sqm of internal living space, 42 sqm of covered veranda, and 82.70 sqm of common areas — this apartment blends modern elegance with functional design. A pr...

Property Info		Plot / Area Info		Additional info	
Covered Area	270.8			Reference Number	31349
		Plot area	1701	Property type	<b>Apartment</b>
Furnishing	Unfurnished	Pool	Yes	Condition	Brand New
Heating	Underfloor Heating, Yes	Parking			2
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	3
				View	Sea view

Amenities	Location	
o Cum	Location: Limassol - Marina	Region: Limassol
• Gym	Coordinates: 34.669254807674 / 33.035301515604	i



Price: €2 245 000 + VAT

VAT for this property is **€251,939** or **€426,550**. 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	Excluded	Title transfer fee	None Common ovnenses		None
		Price per SOM	€8 315.00/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

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## **Price change history**

€150 000 on Mar 1, 2024 €2 240 000 on Oct 4, 2025 €2 245 000 on Nov 18, 2025





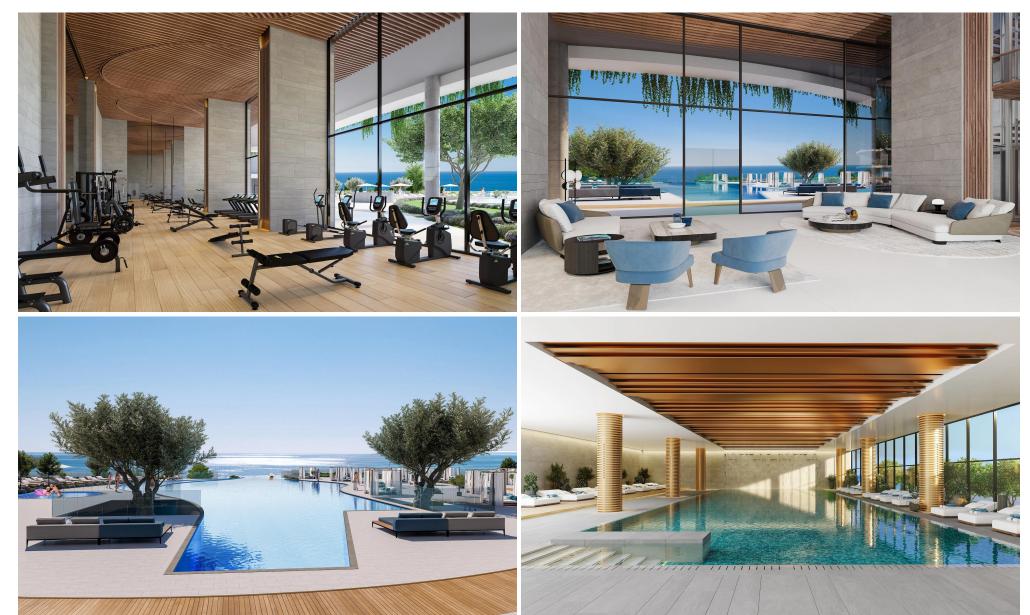


































## PRELIMINARY Master Plan.

- 1 Poseidon Tower
- 2 Cavalli Tower At Limassol Blu Marine
- 3 Oceanus Towe
- 4 Office Tower
- 5 Main Entrance and Guard House
- 6 Outdoor Swimming Pool
- 7 Residents' Lounge
- 8 Spa and Indoor Swimming Pool
- 9 Public Car Park Entrance
- 10 Green Area
- 11 Children's Playground
- 12 Fountain Pond
- 13 Gymnasium
- 14 Observation Point
- 15 Restaurant
- 16 Bistro
- 17 Drop-off Point
- 18 Podium Level
- 19 Communal Area