

## 2 Bedroom Apartment for Sale in Limassol - Marina

Experience refined coastal living in this stunning two-bedroom residence located on the 13th floor of Limassol's iconic beachfront tower. With sweeping sea views, elegant design, and a tranquil atmosphere, this home captures the essence of modern Mediterranean luxury.



Spanning a generous 158.68sqm of total covered area, internal area 85sqm, covered veranda 29sqm and common area 44.68sqm the residence offers an open-plan living and dining layout bathed in natural light, flowing seamlessly onto a spacious private terrace overlooking the endless blue of the Mediterranean. It's the perfect space for relaxing mornings, al fresco dinners, or sunset gatherings with loved ones.

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### Property Info

Covered Area	<b>158.68</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>31485</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Marina      Region: **Limassol**  
**Coordinates:** **34.67014049 / 33.03877538**

## Price: €1 555 000 + VAT

VAT for this property is **€88,773** or **€295,450**. 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>€9 842.00/m²</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>
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## Price change history

€288 000 on Mar 1, 2024  
 €1 519 000 on Oct 11, 2025  
 €1 555 000 on Feb 10, 2026

































