

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

Presenting a unique opportunity to own a three-bedroom villa in the prestigious Limassol Marina, renowned as the most elite development in Cyprus. This high-end residence offers an unparalleled lifestyle by the sea, complete with exclusive amenities that make seaside living a dream come true.



**Villa Features:**

**Prime Location:** Situated in a serene and exclusive area, the villa boasts proximity to the city center, with the castle area, old port, and main shopping street all within walking distance.

**Elegant Design:** The villa features a stunning open-plan layout that extends to a terrace, providing breathtaking sea views.

**Spacious Bedrooms:** The first floor houses two en...

**Property Info**

Covered Area **192**  
 Furnishing **Furnished**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

**Plot / Area Info**

Plot area **174**  
 Parking **Uncovered, Yes**

**Additional info**

Reference Number **25601**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**  
 View **Sea view**

**Amenities**

- Guest WC

**Location**

**Location:** Limassol - Marina  
 Coordinates: **34.6701466 / 33.0404296**

Region: **Limassol**

## Price: €2 300 000 + VAT

VAT for this property is **€185,438** or **€437,000**. 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>~€88 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 979.00/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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€2 300 000 on Jun 28, 2024











