

### 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	<b>192</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>25601</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### 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/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€2 300 000 on Jun 28, 2024











