


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

For sale three bedroom villa in the most sought—after area of the city-Limassol Marina with sea views. Limassol Marina is the first super yacht marina in Cyprus and today the 5th harbour in the world, awarded the prestigious 5 Gold Anchor Platinum Award. 

The complex has a full-service Blue Flag yacht harbor, and an extensive selection of restaurants, shops and boutiques in the heart of Limassol. Convenient location, within walking distance there are cafes, restaurants, shops, banks, marinas and a world-class fitness centre. The complex has 24-hour security and video surveillance. High-speed fiber-optic Internet, WIFI and IPTV. The villa provides an ideal base for recreation and ...

#### Property Info

Covered Area **191**  
 Floor Number **3**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **200**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **5010**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2016**  
 Bathrooms **4**

#### Amenities

- Parking

#### Location

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

## Price: €2 600 000 + VAT

VAT for this property is **€208,136** or **€494,000**. 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>~€100 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 613.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€2 600 000 on Sep 10, 2024

