

## 3 Bedroom House for Sale in Limassol - Marina

This luxury 3 bedroom house is located in the most unique complex in Cyprus – Limassol Marina.



It's a semidetached house with private swimming-pool, with an amazing view, with its private yacht parking. The kitchen is fully equipped, the house is fully furnished, high ceiling, air-conditioning with VRV system, under-floor heating, alarm system.

On the ground floor: open plan kitchen, guest toilet, small storage room, dining area, living room and big terrace with access to the swimming-pool.

Second floor: 2 big bedrooms each with own bathroom, each room with balcony.

Semi-basement floor: a big room, that can be used as cinema-room, gym, bedroom, etc. ...

### Property Info

Covered Area	<b>206</b>
Covered Veranda	<b>36</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>173</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>5011</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

**Location:** Limassol - Marina

Region: **Limassol**

Coordinates: **34.6701466 / 33.0404296**

## Price: €2 650 000 + VAT

VAT for this property is **€233,354** or **€503,500**. 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>~€102 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 864.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€2 650 000 on Sep 10, 2024









