

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

This 3 -bedroom house located on the prestigious Limassol Marina.

Situated on the first line to the beach, this house boasts an enviable central location near the beach, ensuring convenience and easy access to all amenities.

The highlight of this property is the breathtaking, unobstructed sea view that awaits you from every corner of this spacious flat.

Imagine waking up to panoramic vistas of the glittering waters and indulging in mesmerizing sunsets from the comfort of your own home.

The 3 bedrooms provide ample privacy and tranquility, making this house an ideal retreat for families or individuals seeking a spacious living environment.

Each bedroom is...

#### Property Info

Covered Area	<b>243</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>300</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>231178</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Marina

Region: **Limassol**

Coordinates: **34.668723220926 / 33.03837864852**

## Price: €2 500 000 + VAT

VAT for this property is **€258,951** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 288.00/m<sup>2</sup></b>		

## Representative: MySpace

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

€2 800 000 on Sep 10, 2024  
 €2 500 000 on May 31, 2025













