

## 4 Bedroom House for Sale in Limassol - Marina

Luxury villa in Limassol Marina, Cyprus. Well maintained area. Total living area 270 m2. Three cosy bedrooms. Open terraces. Swimming pool.



Spacious rooms with natural light with 180-degree sea views from the ground floor terrace. Ground level - terrace provide a seamless transition to the garden and the beach beyond.

Features:

VRV A / C.

Underfloor heating (except ground floor)

3 bedrooms

Smart Lighting

Security system..

### Property Info

Covered Area	<b>270</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>B</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>4427</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

- Pool

**Location**

**Location:** Limassol - Marina

Region: **Limassol**

Coordinates: **34.6701466 / 33.0404296**

## Price: €4 000 000 + VAT

VAT for this property is **€448,889** or **€760,000**. 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>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€14 815.00/m²</b>		

## Representative: MySpace

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## Price change history

€4 000 000 on Sep 24, 2023  
 €4 400 000 on May 31, 2024  
 €4 200 000 on Nov 8, 2024  
 €4 000 000 on Nov 23, 2024













