

## 2 Bedroom Apartment for Sale in Limassol - Marina

Pine Arc Residence introduces a rare opportunity to own a brand-new 2-bedroom apartment in one of Limassol's most central and sought-after locations, just a few minutes away from Limassol Marina, the beach, and the vibrant city center. Combining modern architecture, thoughtful design, and investor-focused amenities, this property offers both a comfortable lifestyle and a high-yield investment opportunity in Cyprus real estate.



### Apartment Details:

**Total area:** 108.2 m<sup>2</sup>

**Internal covered area:** 77.8 m<sup>2</sup>

**Covered veranda:** 30.4 m<sup>2</sup>

This spacious two-bedroom uni...

#### Property Info

Covered Area	<b>108.2</b>
Covered Veranda	<b>30.4</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Floor Type	<b>Ceramic</b>
Energy Efficiency	<b>A+</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Uncovered, Yes</b>

#### Additional info

Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>
View	<b>City view</b>
Complex	<b>Pine Arc Residence</b>
Developer	<b>ARK NOAH'S DEVELOPMENT</b>

#### Amenities

#### Location



- Air Conditioning
- Balcony
- Elevator
- Gym
- Parking
- Pool

**Location:** Limassol - Marina

Region: **Limassol**

Coordinates: **34.67508 / 33.02421**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 241.00/m<sup>2</sup></b>		

## Price change history

€350 000 on Mar 31, 2025





