

## for Sale in Limassol - Marina

- 3 bedrooms
- 4 WC
- Internal Area 208m<sup>2</sup>
- Covered Veranda 31m<sup>2</sup>
- Uncovered Veranda 14m<sup>2</sup>
- Basement 74m<sup>2</sup>
- Plot 131m<sup>2</sup>
- Garage Parking
- Storage Room
- Swimming Pool
- Sea Front



For sale: This beautiful villa in Limassol Marina offers modern luxury, comfort, and spectacular sea views. With 208 m<sup>2</sup> of internal space, the villa features three spacious bedrooms and three stylish bathrooms. It is a resale property, built in 2015, and comes fully furnished. Underfloor heating adds to the year-round comfort of the home.

Limassol Marina is a premium waterfront development known for its vibrant lifesty...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **208**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **113**  
 Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **12452**  
 Property type  
 Condition **Pre-Owned**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

### Location

- Gym

**Location:** Limassol - Marina  
 Coordinates: **34.669412461724 / 33.03713749692**

Region: **Limassol**

## Price: €2 300 000 + VAT

VAT for this property is **€204,788** or **€437,000**. 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>~€88 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€11 058.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€2 300 000 on Jun 17, 2025





