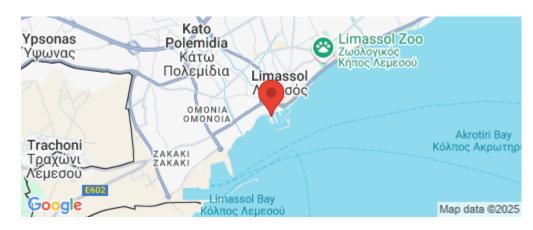


5 Bedroom House for Sale in Limassol District

Located in the prestigious Limassol Marina, this exceptional three-level, five-bedroom villa offers direct access to a private beach and embodies the pinnacle of luxury waterfront living.



The lower level features a self-contained space with a living area, kitchen, bedroom, and bathroom—ideal for guests or extended family. On the ground floor, a spacious open-plan kitchen, dining, and living area is complemented by a guest WC and an ensuite bedroom. The first floor houses three more ensuite bedrooms, all offering privacy and stunning views.

Outdoors, a private pool, landscaped garden, and al fresco dining areas overlook the sea, creating an idyllic Mediterranean escape. Wit...

Property Info		Plot / Area Info		Additional info	
Covered Area	293 Furnished Central Heating, Yes All rooms, Yes		389 Yes	Reference Number	7734
Furnishing Heating Air Conditioning		Plot area Pool		Property type	House
				Condition	Brand New
				Bathrooms	5+
				View	Sea view

Amenities Location

• Garden Region: **Limassol**

Coordinates: 34.668211428517 / 33.037111773304



Price: €4 500 000 + VAT

VAT for this property is €532,474 or €855,000. 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 EX	Evaluated	Title transfer fee	None	Common ovnenses	None
	Excluded	Price per SOM	€15 358.00/m ²	Common expenses	None

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€4 500 000 on Jul 16, 2025

















