


## 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

Covered Area	<b>293</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>389</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>7734</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Garden

### Location

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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€15 358.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€4 500 000 on Jul 16, 2025





