


## 3 Bedroom Apartment for Sale in Limassol - Marina

This Limassol luxury apartment is one of the most exclusive properties in Cyprus real estate, designed for international buyers, investors, and high-net-worth individuals seeking both lifestyle and returns. 

Located on the 27th floor of an iconic Limassol tower, this beachfront apartment offers uninterrupted views of the Mediterranean Sea, direct beachfront access, and a 7-star lifestyle experience unmatched in Limassol real estate.

With a total covered area of 222.40 sqm (120 sqm internal living, 33 sqm covered veranda, 69.40 sqm common areas), the residence blends modern luxury with functional design. A covered private parking space is included.

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### Property Info

Covered Area	<b>222.4</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>31341</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Marina  
**Coordinates:** **34.668045094745 / 33.032824536936**

Region: **Limassol**

**Price: €2 008 000 + VAT**

VAT for this property is **€191,574** or **€381,520**. 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>€9 045.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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**Price change history**

€1 865 000 on Oct 4, 2025  
€1 868 000 on Nov 18, 2025  
€2 008 000 on Feb 5, 2026









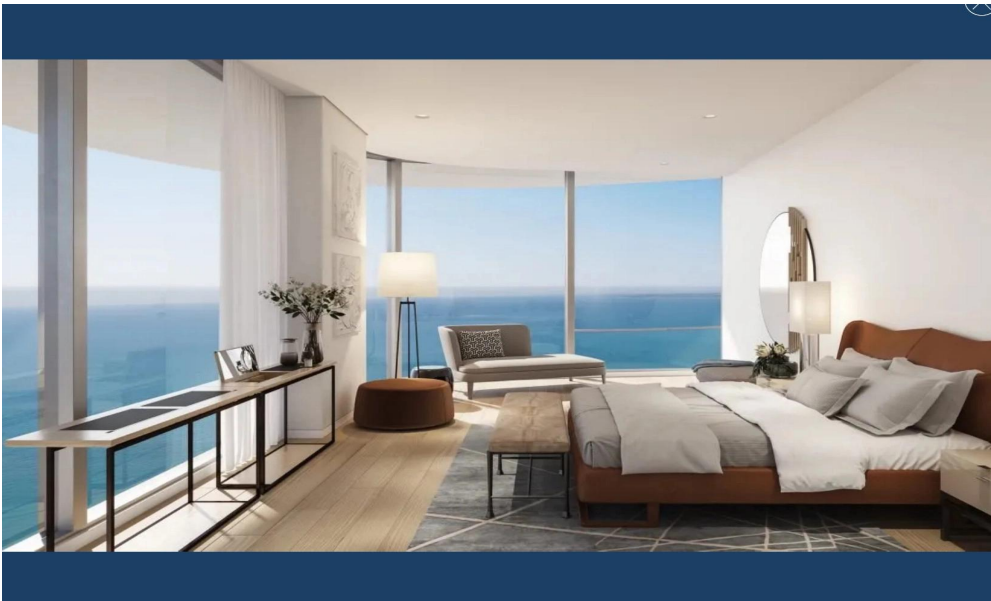
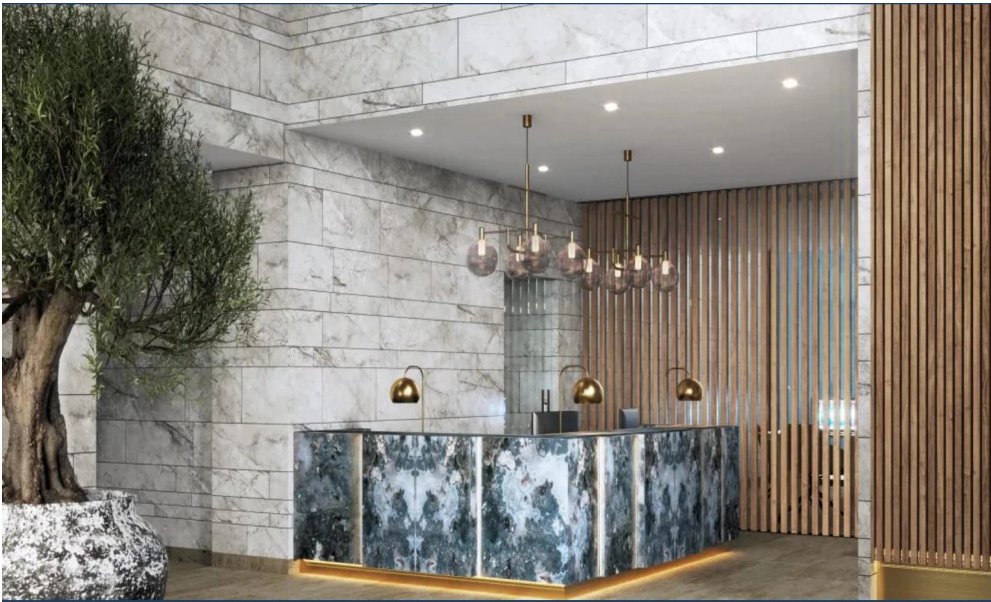








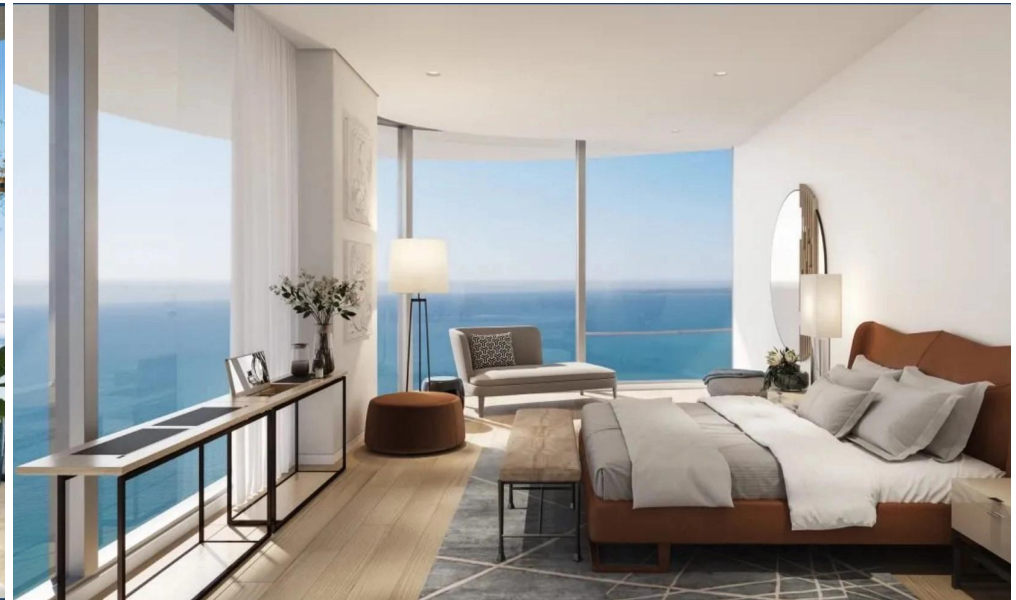












## PRELIMINARY Master Plan.

- 1 Poseidon Tower
- 2 Cavalli Tower - At Limassol Blu Marine
- 3 Oceanus Tower
- 4 Office Tower
- 5 Main Entrance and Guard House
- 6 Outdoor Swimming Pool
- 7 Residents' Lounge
- 8 Spa and Indoor Swimming Pool
- 9 Public Car Park Entrance
- 10 Green Area
- 11 Children's Playground
- 12 Fountain Pond
- 13 Gymnasium
- 14 Observation Point
- 15 Restaurant
- 16 Bistro
- 17 Drop-off Point
- 18 Podium Level
- 19 Communal Area