

### 3 Bedroom Apartment for Sale in Limassol - Marina

Positioned sky-high on the 28th floor of an iconic Limassol tower, this beachfront, seafront luxury apartment is a standout in Cyprus real estate. Expect uninterrupted Mediterranean Sea views, absolute privacy, and access to 7-star residents' facilities—the definition of luxury living in Limassol and a trophy asset for discerning property investors in Cyprus.



Generous layout for modern living: Total covered area 222.40 sqm (≈ 120 sqm internal, 33 sqm covered veranda, 69.40 sqm common areas) plus 1 covered, allocated parking. As one of the last available Limassol luxury properties in this landmark development, it presents a rare, time-sensitive investment in the Limassol Marina...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**222.4**  
**Unfurnished**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Pool **Yes**  
Parking **Covered, Yes**

Reference Number **31343**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **Sea view**

#### Amenities

#### Location

- Gym

**Location:** Limassol - Marina  
**Coordinates:** **34.668888463196 / 33.034151011708**

Region: **Limassol**

## Price: €2 105 000 + VAT

VAT for this property is **€200,828** or **€399,950**. 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>€9 482.00/m<sup>2</sup></b>		

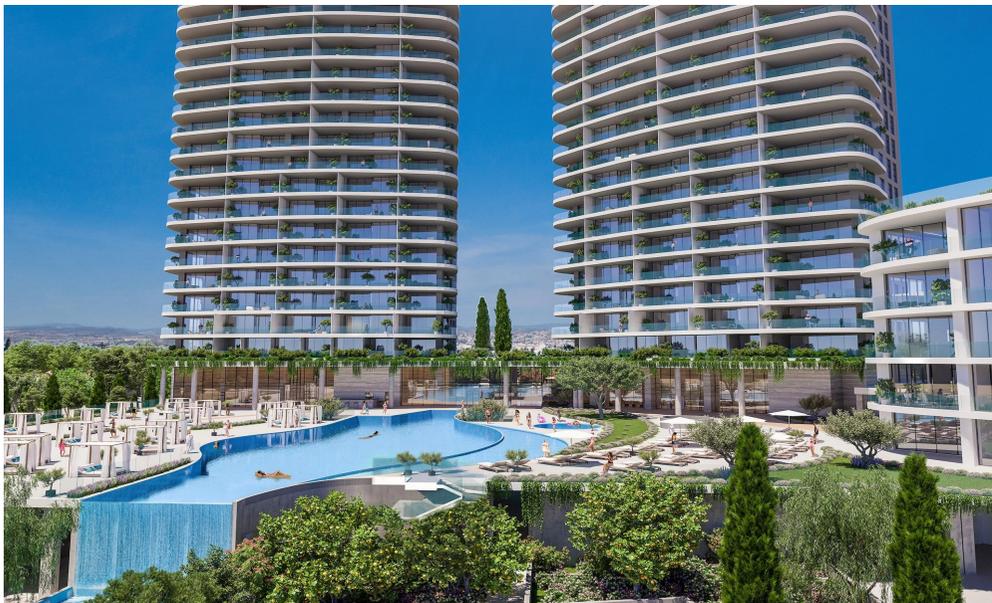
## Representative: FOX

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

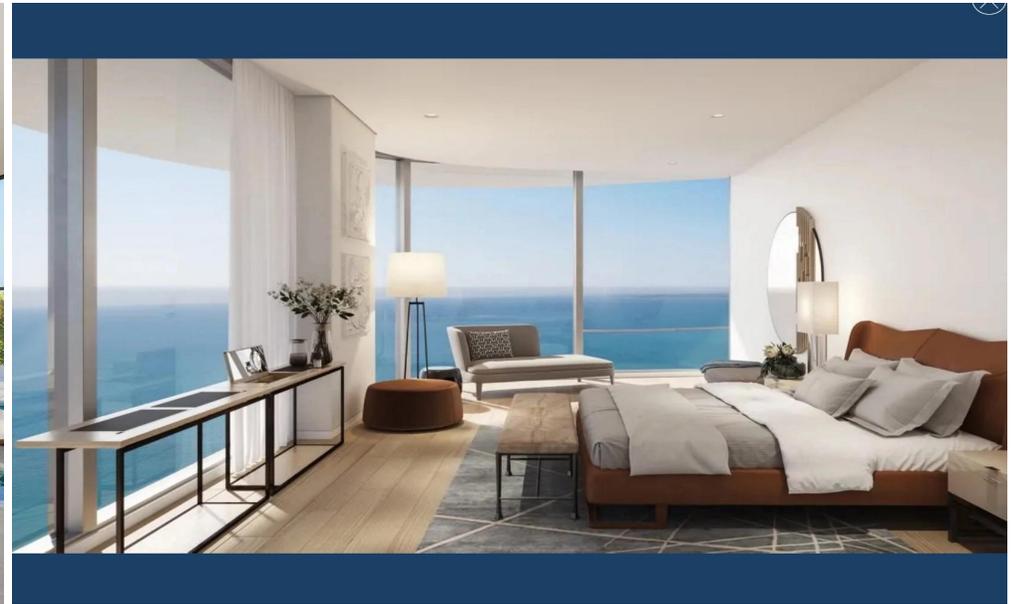
€1 910 000 on Oct 4, 2025  
 €1 914 000 on Nov 18, 2025  
 €2 105 000 on Feb 5, 2026















## 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