

## 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 Marin...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>222.4</b>			Reference Number	<b>31343</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>
				View	<b>Sea view</b>

Amenities	Location	Region: Limassol
• Gym	<b>Location:</b> Limassol - Marina Coordinates: <b>34.668888463196 / 33.034151011708</b>	

## Price: €1 914 000 + VAT

VAT for this property is **€182,606** or **€363,660**. 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 Price per SQM	<b>None</b> <b>€8 622.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 910 000 on Oct 4, 2025

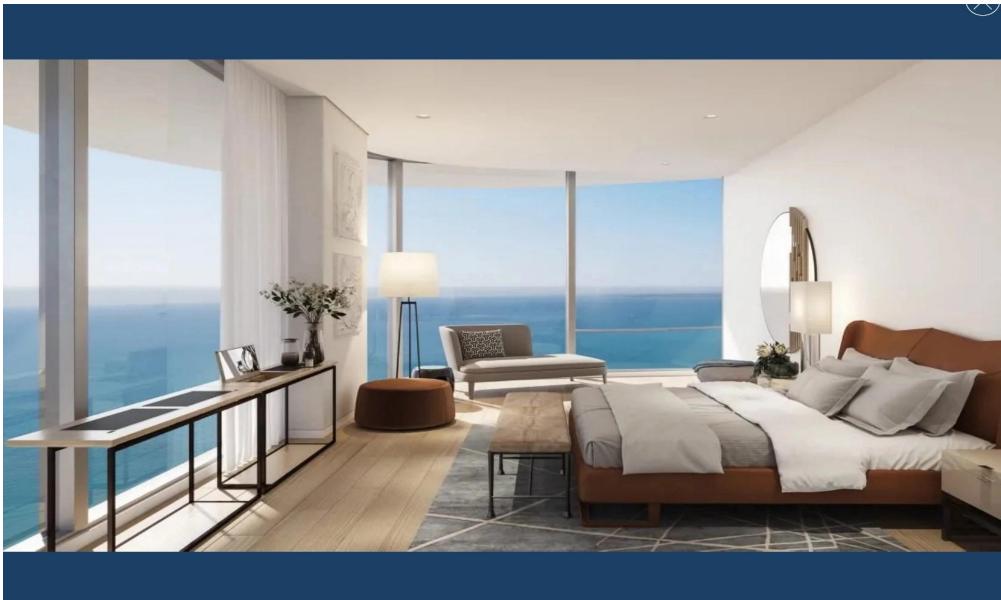
€1 914 000 on Nov 18, 2025



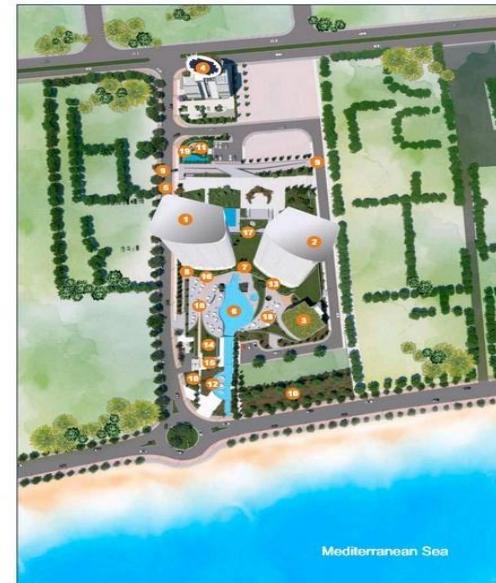












## PRELIMINARY Master Plan.

- 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