

## 3 Bedroom Apartment for Sale in Limassol - Marina

This Limassol luxury apartment is one of the most exclusive listings in Cyprus luxury real estate today. Positioned on the 30th floor of a landmark Limassol tower, it offers uninterrupted Mediterranean Sea views, full privacy, and access to 7-star facilities that set a new benchmark for Limassol luxury properties and Cyprus seafront apartments.



With a total covered area of 324.70 sqm (168.50 sqm internal space, 60 sqm covered veranda, and 96.20 sqm common areas), this beachfront apartment in Limassol combines modern elegance with functional design. Two covered parking spaces are included. As one of the last available apartments, it represents a rare Cyprus real estate investment op...

Property Info		Plot / Area Info		Additional info	
Covered Area	324.7			Reference Number	31345
				Property type	<b>Apartment</b>
Furnishing Heating Air Conditioning	Unfurnished Underfloor Heating, Yes All rooms, Yes	Pool Parking	Yes Covered, Yes	Condition	Brand New

Amenities Location

Location: Limassol - Marina Region: Limassol

• Gym

Coordinates: 34.669237165773 / 33.035355141696



Price: €3 549 000 + VAT

VAT for this property is €444,282 or €674,310. 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	Excluded	Title transfer fee	None		Nana
		Price per SOM	€10 954.00/m <sup>2</sup>	Common expenses	None

## **Representative: FOX**

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd

Phone: +35726940150, +35725267777, +35725760781

## **Price change history**

€3 540 000 on Oct 4, 2025 €3 549 000 on Nov 18, 2025



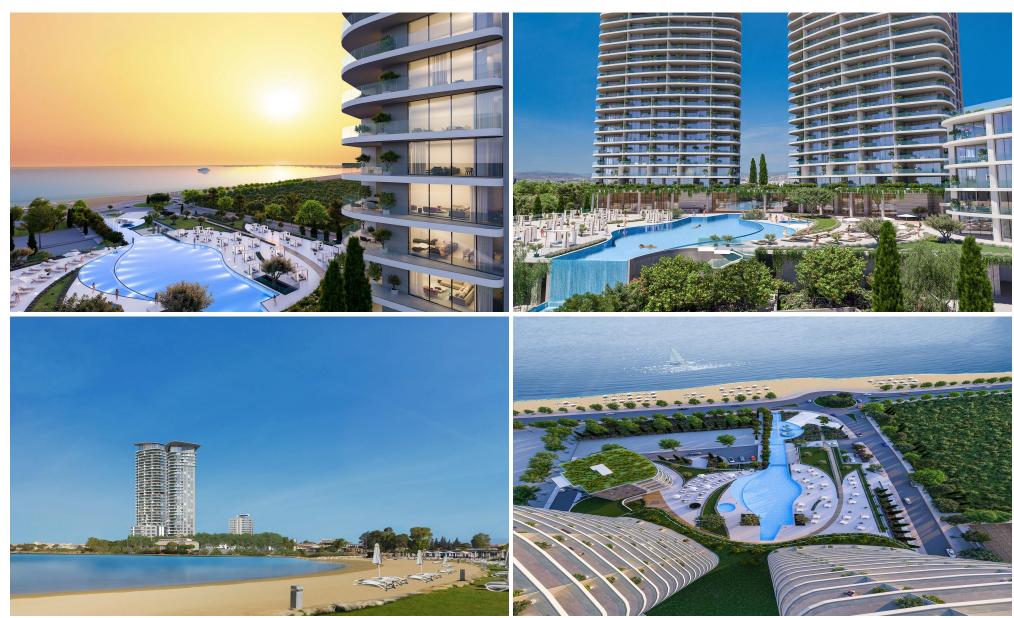








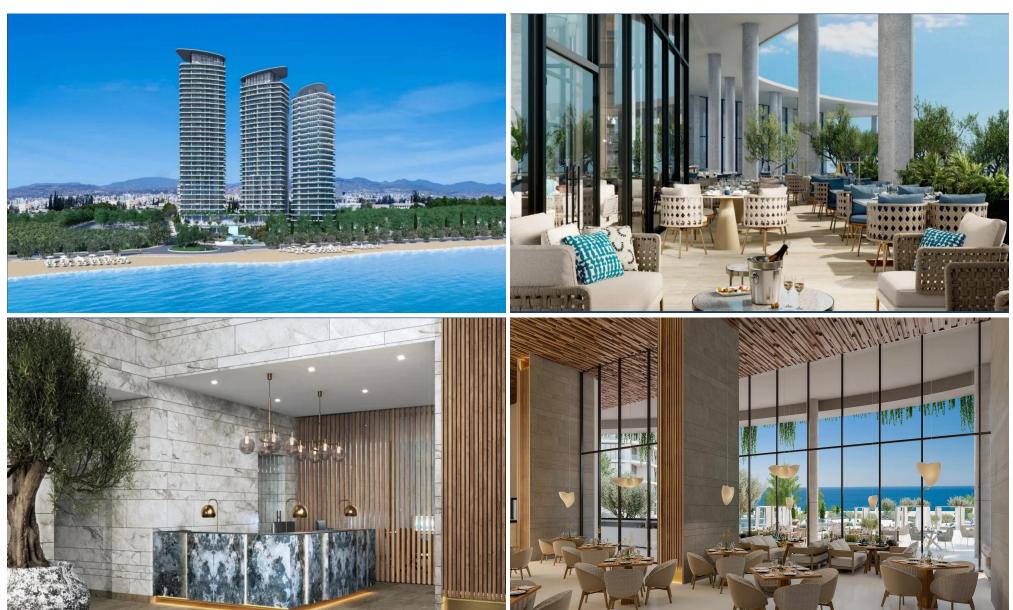
























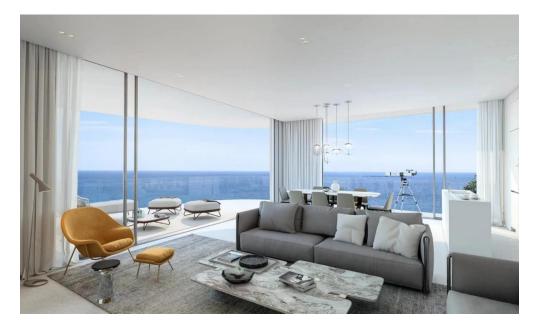














## PRELIMINARY Master Plan.

- 1 Poseidon Tower
- 2 Cavalli Tower At Limassol Blu Marine
- 3 Oceanus Tov
- 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 Are
- 11 Children's Playground
- 12 Fountain Pond
- 13 Gymnasiun
- 14 Observation Point
- 15 Restauran
- 16 Bistro
- 17 Drop-off Point
- 18 Podium Level
- 19 Communal Area