

### 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 opp...

#### Property Info

Covered Area	<b>324.7</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>31345</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 Region: **Limassol**  
**Coordinates:** **34.669237165773 / 33.035355141696**

## Price: €3 750 000 + VAT

VAT for this property is **€469,444** or **€712,500**. 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>€11 574.00/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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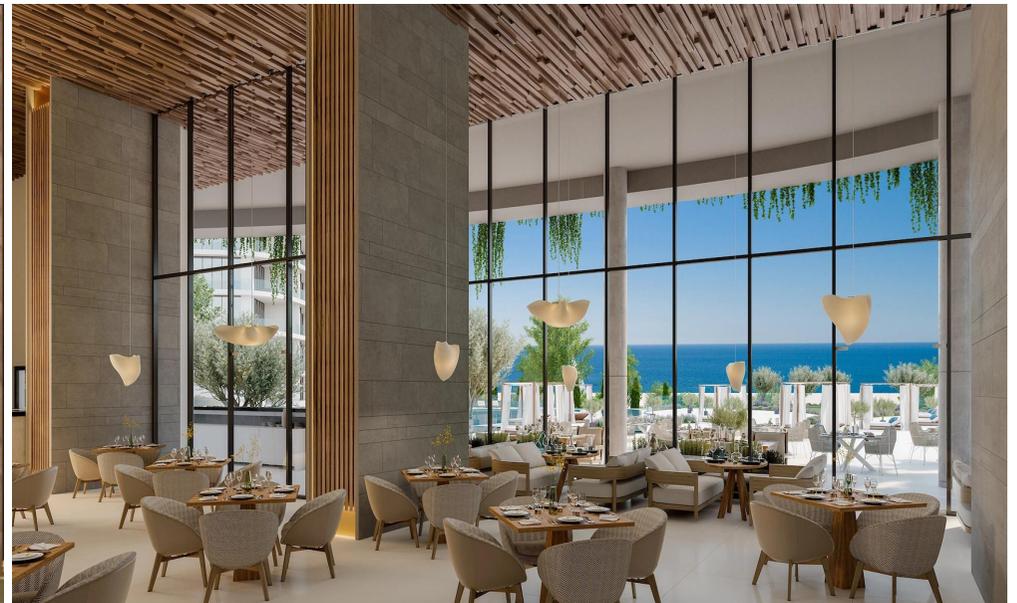
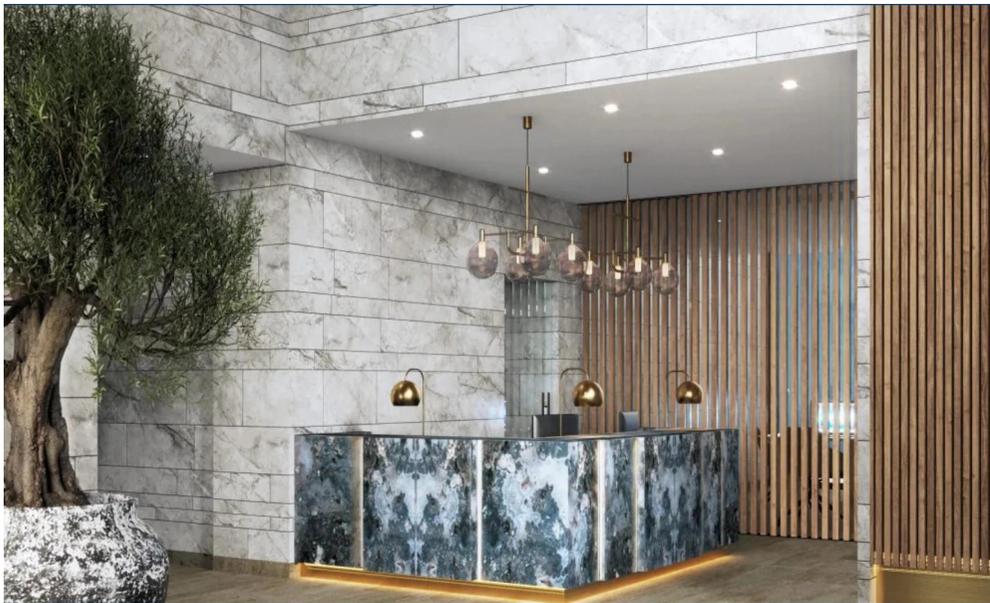
## Price change history

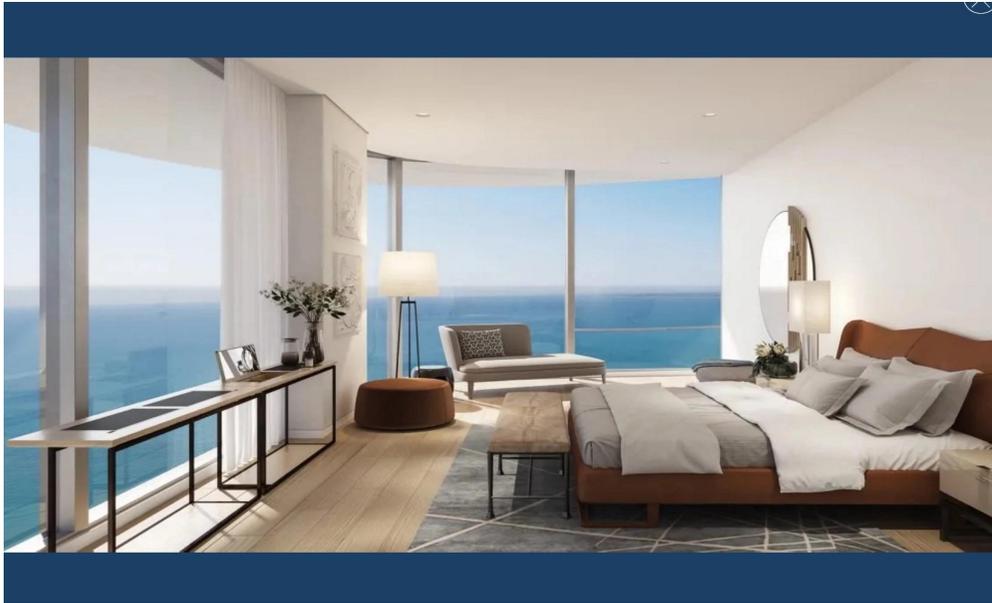
€3 540 000 on Oct 4, 2025  
 €3 549 000 on Nov 18, 2025  
 €3 750 000 on Feb 5, 2026















## 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