

## 3 Bedroom Apartment for Sale in Limassol - Marina

This Limassol luxury apartment is one of the most prestigious listings in Cyprus luxury real estate, offering both lifestyle and investment appeal. X  
Situated on the 30th floor of a landmark Limassol tower, this beachfront and seafront apartment delivers uninterrupted panoramic Mediterranean Sea views, absolute privacy, and access to world-class, 7-star facilities that set the standard for Limassol luxury properties.  
With a total covered area of 267.70 sqm — including 143 sqm internal living space, 42 sqm covered veranda, and 82.70 sqm common areas — the residence offers the perfect blend of modern elegance and functional design. One private covered parking space is also included....

### Property Info

Covered Area **267.7**  
Furnishing **Unfurnished**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **31346**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**  
View **Sea view**

### Amenities

- Gym

### Location

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

Region: **Limassol**

## Price: €2 830 000 + VAT

VAT for this property is **€315,116** or **€537,700**. 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>€10 599.00/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

€2 615 000 on Oct 4, 2025

€2 830 000 on Feb 5, 2026



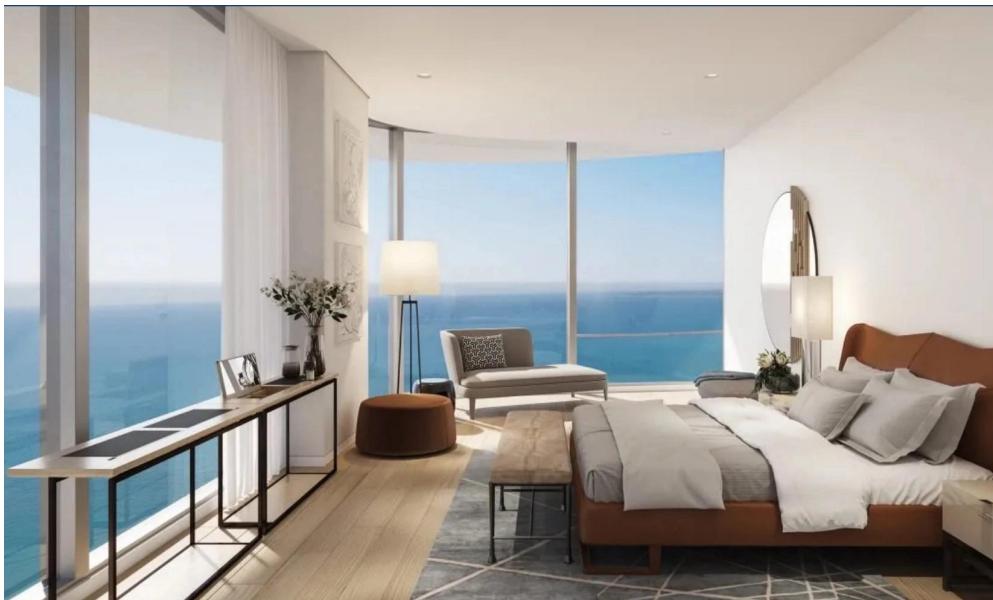












## PRELIMINARY Master Plan.

- 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