

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

Invest in a luxury 3-bedroom seafront apartment in Limassol Marina. Prime Cyprus real estate offering capital growth, rental yields & residency benefits. ✖

This Limassol luxury apartment is one of the most prestigious opportunities in the Cyprus luxury real estate market, perfectly combining lifestyle and investment value. Situated on the 29th floor of a landmark Limassol tower, this beachfront and seafront apartment delivers uninterrupted Mediterranean Sea views, exceptional privacy, and access to 7-star luxury facilities, setting a new standard for Limassol luxury properties.

With a total covered area of 270.80 sqm — including 145 sqm of internal living space, 42 sqm o...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**270.8**  
**Unfurnished**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

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

Reference Number **31347**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**  
View **Sea view**

#### Amenities

#### Location

- Gym

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

Region: **Limassol**

**Price: €2 850 000 + VAT**

VAT for this property is **€319,833** or **€541,500**. 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>€10 556.00/m<sup>2</sup></b>		

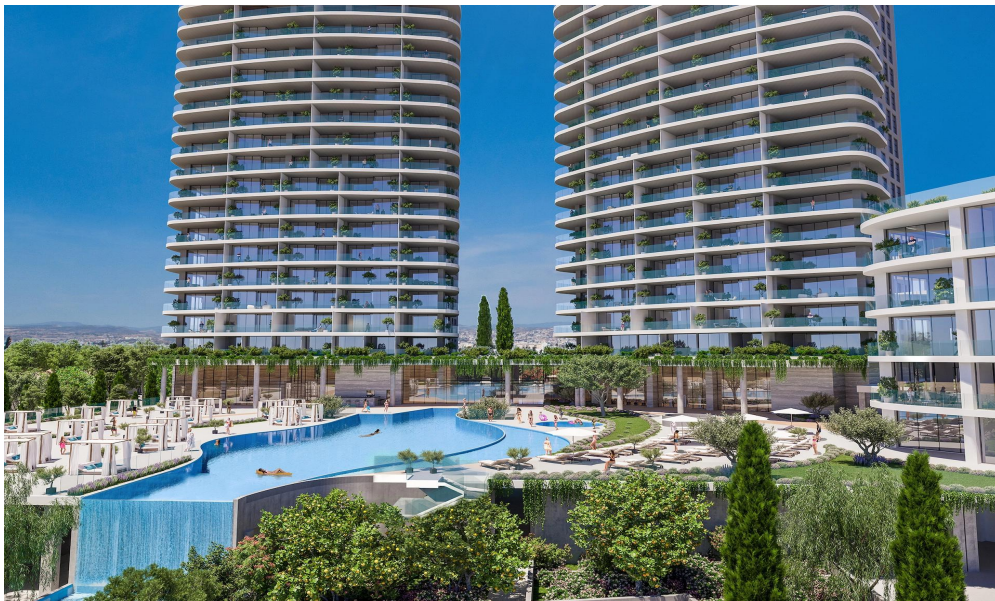
**Representative: FOX**

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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

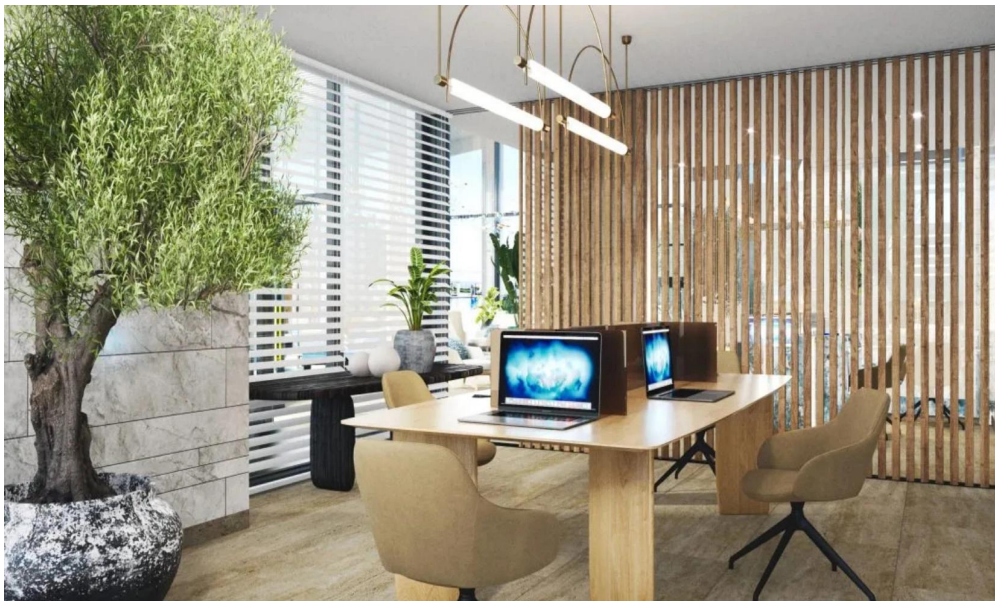
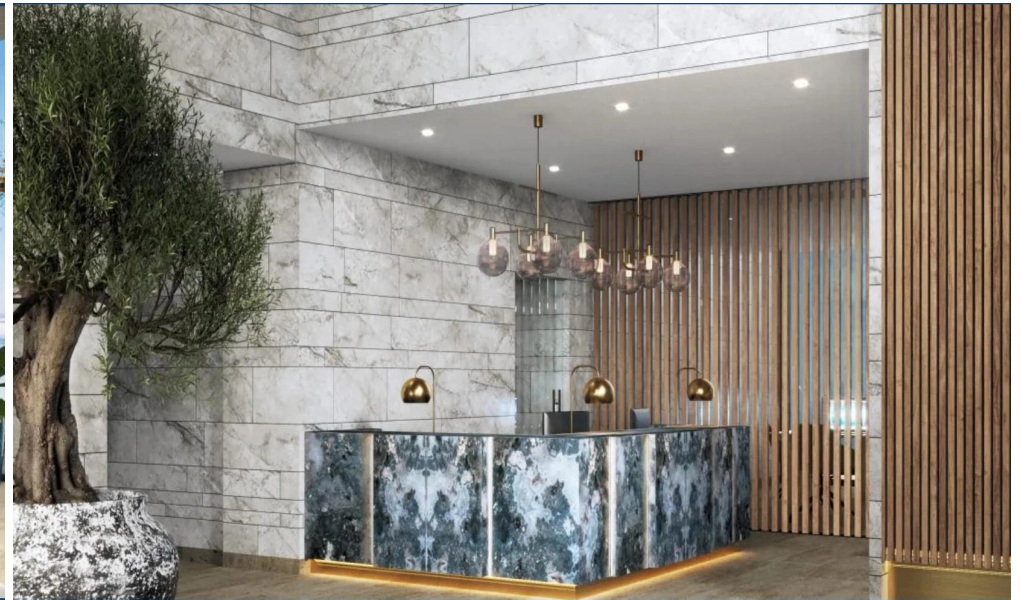
€2 420 000 on Oct 4, 2025  
€2 650 000 on Feb 5, 2026  
€2 850 000 on Feb 26, 2026

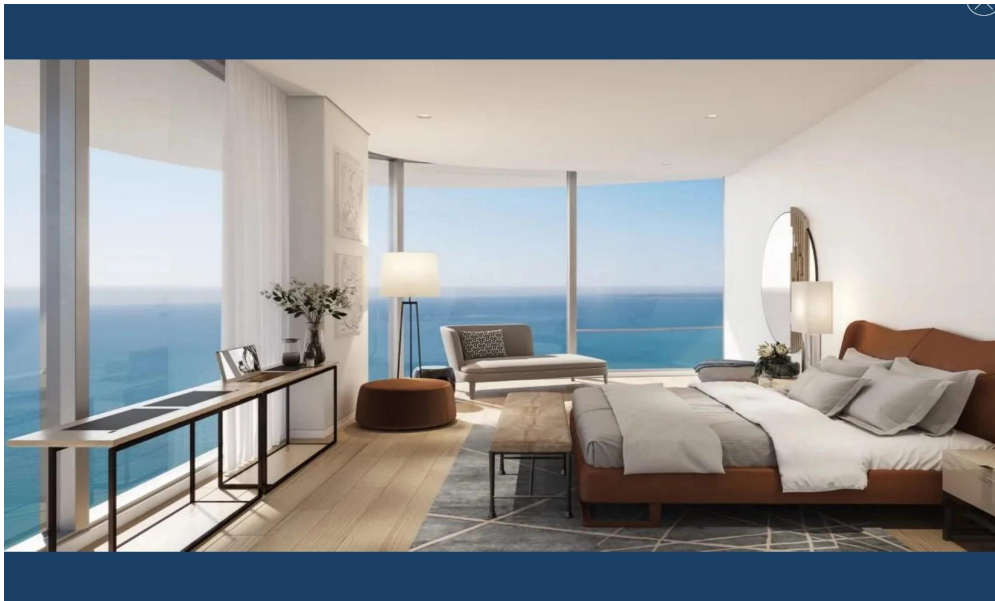
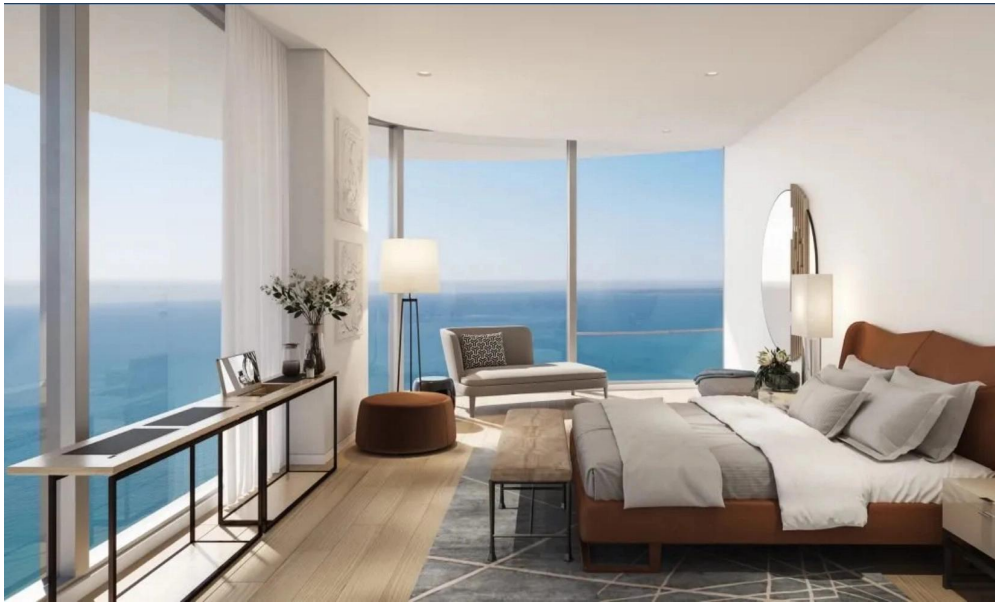














## PRELIMINARY Master Plan.

- 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





