

## 3 Bedroom Apartment for Sale in Limassol - Marina

Own a luxury 3-bedroom beachfront apartment on the 27th floor in Limassol Marina — world-class amenities, panoramic sea views & high ROI potential



Luxury 3-bedroom beachfront & seafront apartment next to Limassol Marina. Exclusive Cyprus real estate with sea views, 7-star facilities & strong ROI.

This Limassol luxury apartment is among the most prestigious listings in Cyprus luxury real estate, offering the perfect blend of lifestyle and investment value. Situated on the 27th floor of a landmark Limassol tower, this beachfront and seafront apartment provides uninterrupted panoramic views of the Mediterranean Sea, absolute privacy, and access to 7-star lifestyle...

### Property Info

Covered Area	<b>270.8</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>31348</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: **34.668888463196 / 33.034151011708**

## Price: €2 492 000 + VAT

VAT for this property is **€279,658** or **€473,480**. 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>€9 230.00/m²</b>		

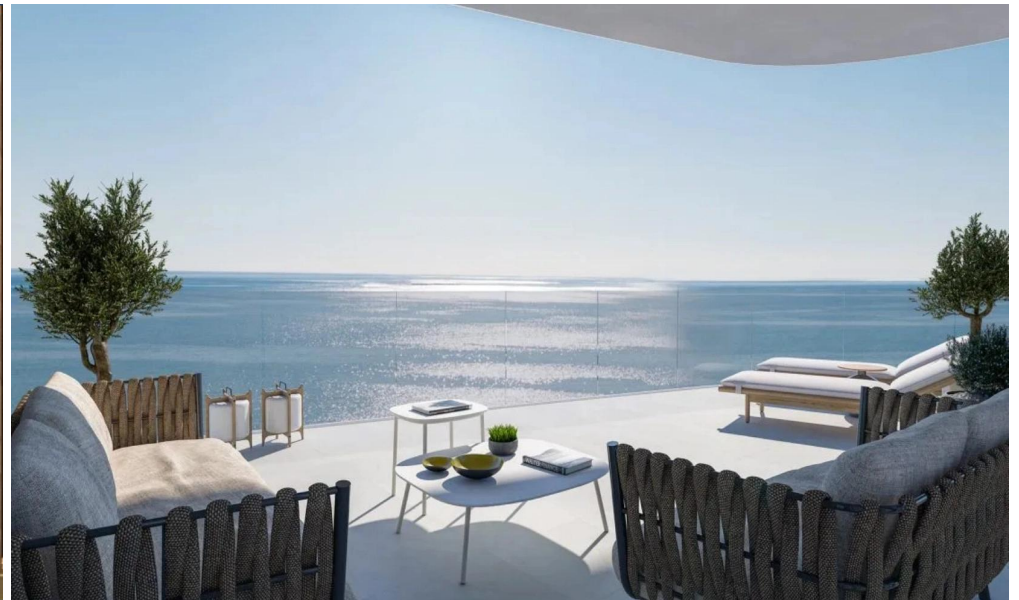
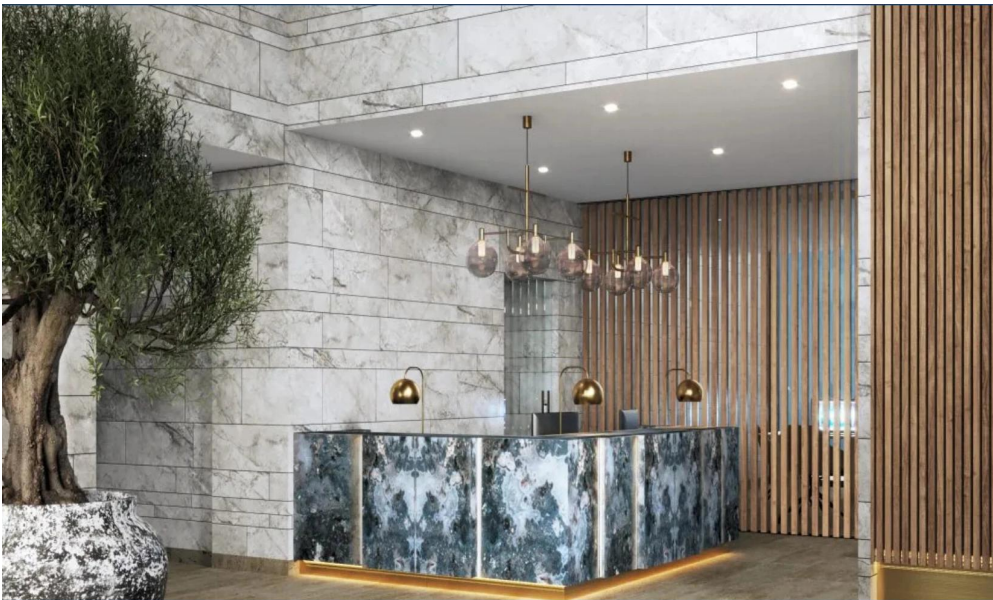
## Representative: FOX

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

€2 290 000 on Oct 4, 2025

€2 492 000 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