

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

Experience coastal sophistication in this luxurious beachfront tower apartment for sale in Limassol, Cyprus’s most vibrant coastal city. This remarkable seafront landmarked tower offers a freehold investment opportunity with exceptional potential. Strategically situated just 330 meters from Limassol Marina, this exclusive residence places you at the heart of the city’s dynamic downtown district — a hub surrounded by multi-billion-euro infrastructure developments that are transforming the skyline and redefining urban living. ✖

With a total area of 213.39 m<sup>2</sup>, the apartment features 118 m<sup>2</sup> of internal living space, a 33 m<sup>2</sup> covered veranda, and 62.39 m<sup>2</sup> of common areas. Schedul...

#### Property Info

Covered Area **213.39**  
 Furnishing **Unfurnished**

#### Plot / Area Info

Pool **Yes**

#### Additional info

Reference Number **31438**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

- Gym

#### Location

**Location:** Limassol - Marina      Region: **Limassol**  
 Coordinates: **34.670582 / 33.041059**

**Price: €1 539 000 + VAT**

VAT for this property is **€140,678** or **€292,410**. 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>€7 225.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€1 539 000 on Oct 11, 2025













Labels on map:

- Lady's Mile Sandy Beach
- Salt Lake Nature Reserve
- Dubai World Cruise Terminal
- Limassol Marina
- Old Port Entertainment Hub
- Golf Resort
- Casino Resort
- My Mall
- EUROPE'S NEW RIVIERA
- International Business Quarters
- Limassol Downtown
- Limassol Embankment

In the centre of everything.

Paphos Int. Airport	Championship Golf Resort	Akrotiri Salt Lake Nature Reserve	Lady's Mile Sandy Beach	My Mall Shopping Centre	City of Dreams Casino Resort	Dubai Ports Cruise Terminal	Limassol Marina & Entertainment Hub	Marina Beach Bar	High-end Shopping	Old Port Entertainment Hub	Seafont Park	International Business Quarters	Lamaca Int. Airport
45min	4,600m	4,000m	4,000m	3,900m	3,900m	1,500m	330m	330m	600m	950m	950m	950m	45m







