

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

Experience refined coastal living in this stunning three-bedroom residence located on the 12th floor of Limassol’s iconic beachfront tower. With sweeping sea views, elegant design, and a tranquil atmosphere, this home captures the essence of modern Mediterranean luxury. 

Spanning a generous 260.16 sqm of total covered area, internal area 143sqm, covered veranda 42sqm and common area 75.16sqm the residence offers an open-plan living and dining layout bathed in natural light, flowing seamlessly onto a spacious private terrace overlooking the endless blue of the Mediterranean. It’s the perfect space for relaxing mornings, al fresco dinners, or sunset gatherings with loved ones.

...

#### Property Info

Covered Area **260.16**  
 Furnishing **Unfurnished**

#### Plot / Area Info

Pool **Yes**

#### Additional info

Reference Number **31479**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

- Gym

#### Location

**Location:** Limassol - Marina  
**Coordinates:** **34.669642704474 / 33.035353040971**

Region: **Limassol**

**Price: €2 216 000 + VAT**

VAT for this property is **€242,055** or **€421,040**. 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>€8 523.00/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**

€2 216 000 on Oct 11, 2025

















