

## 4 Bedroom House for Sale in Limassol - Marina

Located in the heart of the prestigious Limassol Marina, this exceptional 4-bedroom villa blends luxury, privacy, and Mediterranean charm. Set on a 436 m<sup>2</sup> plot with 290 m<sup>2</sup> of covered space and 37 m<sup>2</sup> of terraces, it provides a rare opportunity to own a home within Cyprus' most exclusive waterfront community.

The villa comprises an elegant living area, a modern kitchen, and four en-suite bedrooms, all designed with high-end materials and finishes. A fully equipped basement includes a private cinema room, laundry, storage, and an additional room with separate access.

Outdoors, residents can enjoy a private swimming pool, landscaped gardens, and shaded seating areas. The pr...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>290</b>	Plot area	<b>436</b>	Reference Number	<b>239911</b>
		Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Construction Year	<b>2013</b>
				Bathrooms	<b>4</b>

<b>Amenities</b>	<b>Location</b>
• Parking	<b>Location:</b> Limassol - Marina Region: Limassol

## Price: €3 900 000 + VAT

VAT for this property is **€458,586** or **€741,000**. 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 Price per SQM	<b>~€152 600.00</b> <b>€13 448.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€4 200 000 on Oct 11, 2025

€3 900 000 on Oct 21, 2025







