

## 4 Bedroom House for Sale in Limassol - Marina

Reference ID: #SA26273 Price details: €3,300,000 Spacious luxury villa in Limassol Marina, Cyprus. It is on a well-groomed territory. Three bedroom villa with multipurpose room plus swimming pool and private berth(s). Wide arches and airy loggias characterise the classic design. Personalised with private balconies and covered entrances, the villa also features spacious terraces and benefits from a variety of beautifully hand-crafted details. VILLA CHARACTERISTICS \* There are two Bedrooms upstairs and one bedroom on GF and one in the basement with natural light (3 + 1). \* The internal Covered areas are 138m2 and the Covered terraces 29m2 \* There is a very large Basement with three areas: a ...

### Property Info

Covered Area	<b>256</b>
Covered Veranda	<b>29</b>
Uncovered Veranda	<b>22</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>219</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>SA26273</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Marina  
**Coordinates:** **34.667762680923 / 33.038322793906**

**Region:** **Limassol**

## Price: €3 300 000 + VAT

VAT for this property is **€356,297** or **€627,000**. 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	<b>~€128 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 891.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€3 300 000 on Oct 19, 2023







