

**BEAUTIFUL 3 BEDROOM LUXURY  
APARTMENT FOR SALE AT LIMASSOL  
MARINA WITH WATER VIEWS**

1 450 000 €

~~1 750 000 €~~

|   |                     |                             |                    |
|---|---------------------|-----------------------------|--------------------|
| <b>Property Code:</b>                     | 1072                | <b>Type:</b>                | Sale - Apartment   |
| <b>Location:</b>                          | Limassol - OLD PORT | <b>Internal Area:</b>       | 130 m <sup>2</sup> |
| <b>Bedrooms:</b>                          | 3                   | <b>Bathrooms:</b>           | 2                  |
| <b>Floor:</b>                             | 2                   | <b>Number of floors:</b>    | 3                  |
| <b>Distance to the sea:</b>               | 0 m                 | <b>Distance to airport:</b> | 65 km              |
| <b>Status:</b>                            | Resale              | <b>VAT:</b>                 | NO VAT             |
| <b>Uncovered verandas, m<sup>2</sup>:</b> | 20                  |                             |                    |

**Property features:**

|                 |               |                            |                |
|-----------------|---------------|----------------------------|----------------|
| Common Pool     | Air Condition | Parking - Covered          | Telephone Line |
| Furnished       | Store Room    | Solar panels for hot water | Double Glazing |
| Washing machine | Cooker        | Refrigerator               |                |

**Description:**

The Limassol Marina is an exclusive project at the heart of old Limassol's centre with its own private beach! It has 24 hour security and is perfect for anyone who would like a tranquil and exclusive place to live. This beautiful 3-bedroom apartment is located on the 2nd floor of 3 storey block, which is near the Spa and Fitness Centre. It has a panoramic view of the Marina, facing the sea, which is a few meters below, and only a "breath" away from the Marina's private beach and its centre with the large shopping area and numerous restaurants.

Covered area: 130m<sup>2</sup>

Large living and dining area with open plan kitchen

Three spacious bedrooms

One bathroom/guest toilet and an en-suit shower.

A large patio of 20m<sup>2</sup>, at the front of the apartment with covered sitting area overlooking the water

Under floor electric heating and A/Cs in all rooms

All furniture and electrical appliances included

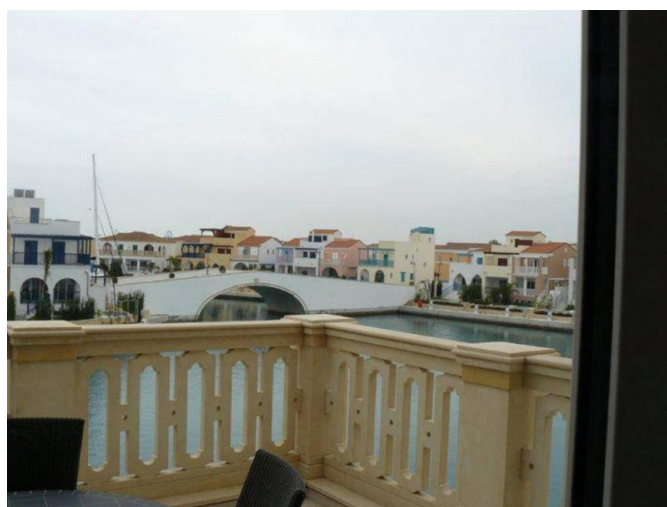
Under covered parking and storage room with gated entrance.

Many other extras...

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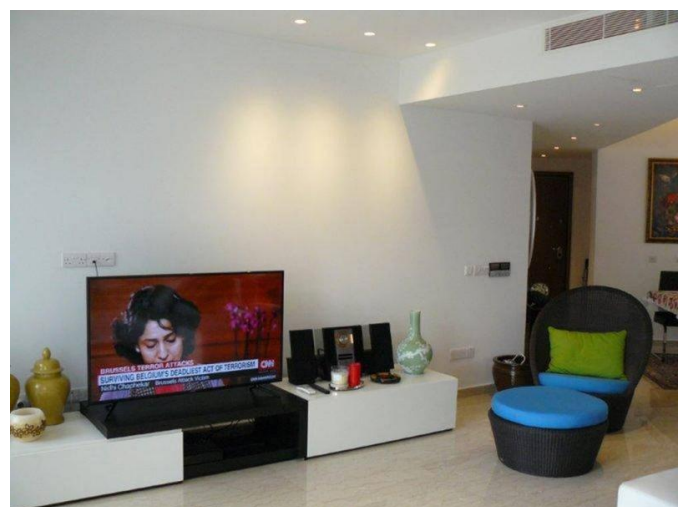
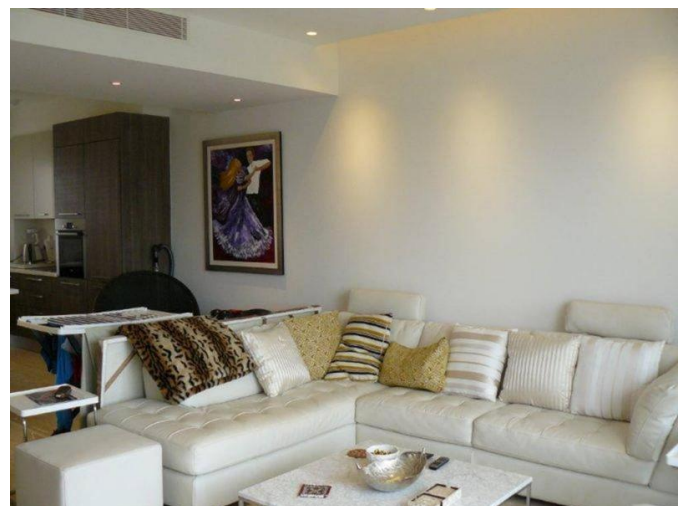




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