

3-Bedroom Villa for Sale in Limassol Marina

FOR SALE - € 3,900,000 EUR



<https://www.mayfaircyprus.net/p/261048>

Prop No. **261048**
City: **Limassol**
Area: **Limassol**
Bedrooms: **3 Bedrooms**
Bathrooms: **4 Baths**
Covered area: **138 m²**
Uncovered Veranda: **30 m²**
Covered Veranda: **12 m²**
Title deeds: **After construction**
Property Type: **Detached**
Condition: **New**

Set directly on the Mediterranean Sea, this exclusive collection comprises 35 luxury villas, complemented by five elegant residential buildings offering a selection of apartments and duplex residences.
The villas are designed to provide an exceptional waterfront lifestyle, with unobstructed views across the Mediterranean Sea and Limassol Marina.

Ideally positioned within the final residential phase of Limassol Marina, the villas offer a rare combination of privacy, space and direct proximity to the Marina's finest restaurants, cafés, boutiques and leisure facilities.
Residents are also just a short stroll from the beach, while enjoying the convenience and exclusivity of a private waterfront setting.

The three-bedroom villa offers 138 sqm of internal area, thoughtfully arranged across three levels.
The ground floor features an open-plan fitted kitchen and living area, together with a guest bedroom with an en-suite bathroom.
The upper floor comprises a spacious master bedroom with an en-suite bathroom and walk-in wardrobe, alongside an additional bedroom with its own en-suite bathroom.
The lower ground floor provides a store room, cellar, laundry room and main bathroom.
The villa also benefits from a 47 sqm private roof garden, offering an additional outdoor space for relaxation and entertaining.

Further enhancing the property are two private berths measuring 12m and 15m respectively, a private swimming pool, sundeck and landscaped garden.
Together, these features create a sophisticated private residence combining contemporary living with the unique appeal of waterfront living at Limassol Marina.

Property features

- Air Conditioning
- Alarm System
- Balcony
- Covered Parking
- Double Glazing
- En-suite
- Energy Efficient
- Garden
- Gazebo/Pergola
- Intercom System
- Laundry Room
- Main Bathroom
- On the Beach
- Open Plan Fitted Kitchen
- Pressurized Water System
- Private Pool
- Private Roof Garden
- Solar Panels
- Store Room
- Television
- Under Floor Heating
- Walk in Wardrobes
- White Goods

Mayfair Properties

Corner of 1 Arch Makariou III & Gr Afxentiou Ave.
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus
Tel: +357 248 187 30< Fax: +357 248 187 740
E-mail: info@mayfaircyprus.com
Website: www.mayfaircyprus.com

