

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

This is an exclusive 4-floor building, offering a whole-floor 2- or 3-bedroom apartment on each level for ultimate privacy and comfort. Located in the heart of Neapolis, Limassol, it's within walking distance to the beach, supermarkets Alphamega and Lidl, pharmacies and cafes, with easy access to the highway and just a 5-minute drive from Limassol Marina. Each apartment features covered parking, a storage room, a Photovoltaic system for energy efficiency, combining modern luxury with convenience in one of Limassol's most sought-after neighborhoods. ✖

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>142</b> |
| Covered Veranda        | <b>20</b>  |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>3691</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |

#### Amenities

- Roof Garden

#### Location

**Location:** Limassol - Neapolis      Region: **Limassol**  
**Coordinates:** **34.691609466296 / 33.066422950383**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 577.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€750 000 on Apr 8, 2025  
 €690 000 on Aug 7, 2025  
 €650 000 on Oct 22, 2025



