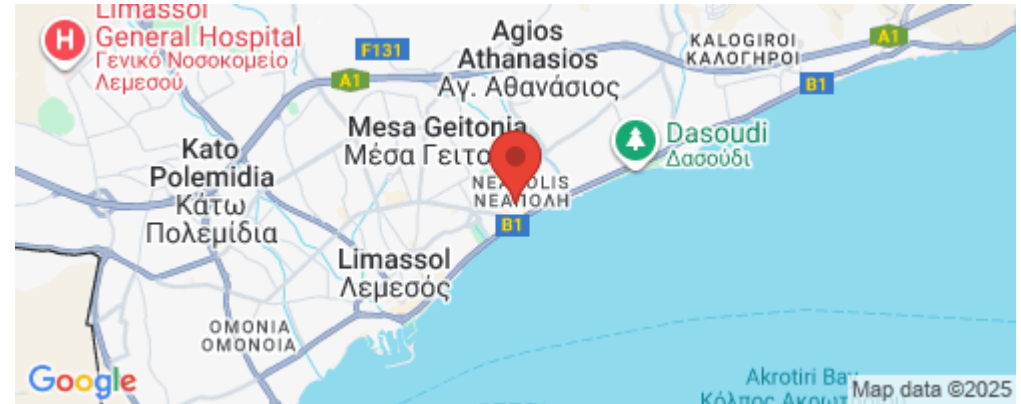


## 2 Bedroom Apartment for Sale in Limassol - Neapolis

### Property Overview:



- Currently rented – A great investment opportunity or perfect for personal use
- Just 200 meters from the beach
- Located in a popular area close to the city centre
- Quick and easy access to shops, restaurants and other local amenities

### Key Features:

- 2 Bedrooms
- 2 Bathrooms
- Internal area: 78 m<sup>2</sup>
- Covered veranda: 23 m<sup>2</sup>
- Master bedroom with en-suite
- Family bathroom
- 3rd floor
- Double glazing & floor-to-ceiling windows
- Air conditioning & Electric underfloor heating throughout
- Solid oak entrance door with complex locking system...

**Plot / Area Info**

**Additional info**

Covered Area **78**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

Pool **Yes**  
Parking **Covered, Yes**

Reference Number **11299**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **City view**

**Amenities**

**Location**

- Garden

**Location:** Limassol - Neapolis

Region: **Limassol**

Coordinates: **34.687549351678 / 33.060873618003**

**Price: €600 000 + VAT**

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 692.00/m<sup>2</sup></b> |                 |             |

**Representative: Kadis Estates**

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

**Price change history**

€600 000 on Apr 9, 2025



