

## for Sale in Limassol - Neapolis

- 4 bedrooms
- 2 W/C
- Internal area 300 m2
- plot 600 m2



Discover this stunning semi-detached villa in the heart of Neapolis with a generous internal space of 300 m2, this key-ready home features four spacious bedrooms and two modern bathrooms, perfect for families or those seeking extra room for guests.

Ground floor:

- 1 wc guest
- 4 living areas
- 2 dinning areas
- Fireplace
- Kitchen
- Extra area can be another bedroom/ office/ studio

Upper floor:

- 2 very large bedrooms with queen size beds & verandas
- 1 large bedroom with 2 single beds & veranda.
- 2 very...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>300</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>600</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>12202</b> |
| Property type    |              |
| Condition        |              |
| Bathrooms        | <b>2</b>     |

### Amenities

### Location

**Location:** Limassol - Neapolis  
Coordinates: **34.694018 / 33.073023**

Region: **Limassol**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €3 250 000 + VAT

VAT for this property is **€390,000** or **€617,500**. 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<br>Price per SQM | <b>~€126 600.00</b><br><b>€10 833.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35722344842</b> |             |            |                          |

## Price change history

€3 250 000 on Aug 22, 2025





