

## 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	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location



• Guest WC

**Location:** Limassol - Neapolis

Region: **Limassol**

Coordinates: **34.694018 / 33.073023**

[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	<b>~€126 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 833.00/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: <b>+35722344842</b>			

## Price change history

€3 250 000 on Aug 22, 2025





