

## 2 Bedroom Apartment for Sale in Limassol - Neapolis

Located in the vibrant heart of Neapolis, Limassol, this spacious 3-bedroom apartment offers a rare combination of urban convenience and comfortable living. With a total area of 123 square meters, this first-floor residence is ideal for those seeking a well-connected home within walking distance to the sea, shops, cafes, and essential services.

The apartment features a functional layout with a large open-plan living and dining area that opens onto a private balcony — a perfect spot for morning coffee or evening relaxation. The kitchen is separate, offering ample space and practicality for daily use.

Each of the two bedrooms is generously sized, with plenty of natural light...

### Property Info

Covered Area	<b>123</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number	<b>239026</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Neapolis Region: **Limassol**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 740.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€430 000 on Aug 26, 2025

€460 000 on Oct 27, 2025







