


## 3 Bedroom Apartment for Sale in Limassol - Neapolis

This exclusive residential complex redefines modern living with its impeccable design, state-of-the-art technology, and premium amenities, all just 200 meters from the Mediterranean coastline. 

Designed to European building standards and boasting A-class energy efficiency, the complex incorporates photovoltaic panels, thermally insulating materials, and cutting-edge construction techniques to ensure sustainability and comfort. Every apartment features water underfloor heating, air conditioning, and double-glazed soundproof windows, creating a serene and climate-controlled living environment.

Residents can enjoy a range of luxury amenities, including a private gym, sauna, and a ...

### Property Info

### Plot / Area Info

### Additional info

|                        |                                |         |                     |                  |                           |
|------------------------|--------------------------------|---------|---------------------|------------------|---------------------------|
| Covered Area           | <b>146</b>                     |         |                     |                  |                           |
| Covered Veranda        | <b>26</b>                      |         |                     |                  |                           |
| Floor Number           | <b>4</b>                       |         |                     | Reference Number | <b>10986</b>              |
| Total Number of Floors | <b>4</b>                       | Pool    | <b>Common, Yes</b>  | Property type    | <b>Apartment</b>          |
| Furnishing             | <b>Unfurnished</b>             | Parking | <b>Covered, Yes</b> | Condition        | <b>Under Construction</b> |
| Energy Efficiency      | <b>A</b>                       |         |                     | Bathrooms        | <b>3</b>                  |
| Heating                | <b>Underfloor Heating, Yes</b> |         |                     |                  |                           |
| Air Conditioning       | <b>All rooms, Yes</b>          |         |                     |                  |                           |

### Amenities

### Location

|           |   |                         |
|-----------|---|-------------------------|
| • Parking | <b>Location:</b> Limassol - Neapolis        | Region: <b>Limassol</b> |
|           | Coordinates: <b>34.6900334 / 33.0662202</b> |                         |

## Price: €1 700 000 + VAT

VAT for this property is **€85,000** or **€323,000**. 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>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€11 644.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€1 400 000 on Oct 8, 2025

€1 700 000 on Feb 3, 2026









