


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

#### Amenities

#### Location

- Parking

**Location:** Limassol - Neapolis

Region: **Limassol**

Coordinates: **34.6900334 / 33.0662202**

## 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

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## Price change history

€1 400 000 on Oct 8, 2025

€1 700 000 on Feb 3, 2026

