

## 2 Bedroom Apartment for Sale in Limassol - Neapolis

Experience the best of coastal living with this exceptional two-bedroom apartment, positioned on the 16th floor of one of Limassol's most sought-after seafront developments. From its elevated location, the residence offers inspiring views of the Mediterranean, while high ceilings and expansive windows flood the interiors with natural light and a sense of openness. The generous covered veranda invites effortless outdoor living, capturing the sea breeze and endless horizon.

Inside, refined finishes and an airy open-plan layout seamlessly unite the living and dining spaces, creating a harmonious flow for both relaxation and entertaining. Every element, from premium materials to smart...



### Property Info

Covered Area	<b>112</b>
Covered Veranda	<b>22</b>
Floor Number	<b>16</b>
Total Number of Floors	<b>19</b>
Furnishing	<b>Partially furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13407</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Neapolis      Region: **Limassol**  
**Coordinates:** **34.686737 / 33.063997**

## Price: €1 780 000 + VAT

VAT for this property is **€89,000** or **€338,200**. 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>~€67 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€15 893.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 900 000 on Oct 9, 2025  
 €1 800 000 on Nov 21, 2025  
 €1 780 000 on Jan 9, 2026













