

## 3 Bedroom Apartment for Sale in Limassol - Neapolis

- Neapolis
- Available Now
- PRIME LOCATION

□ Video not on request

■ The property is located in the Kanika complex, just 100 meters from the sea, in the heart of Neapolis, Limassol. All essential infrastructure—supermarkets, public transport, shops—is within walking distance, making this apartment an ideal choice for investment or comfortable living.

### FEATURES

- 125 sqm Covered Area
- 3 Bedrooms
- 2 Bathrooms (including 1 en-suite)
- 1 Guest WC
- 1st Floor
- Uncovered Parking
- Fully Furnished – Brand-new furniture, appliances, A/C in all rooms
- 2 Balconies – One of whic...

### Property Info

Covered Area **112**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **No**

### Additional info

Reference Number **12452**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

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

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>€3 839.00/m<sup>2</sup></b> |                 |             |

## Representative: 4BuyandSell

|                            |            |            |                             |
|----------------------------|------------|------------|-----------------------------|
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## Price change history

€430 000 on Oct 29, 2025



