


### 3 Bedroom Apartment for Sale in Limassol - Neapolis

Brand-new, A-class energy efficient 3-bedroom apartment located in the heart of Limassol's highly desirable Neapolis area, just 200 meters from the beach. 

This spacious residence combines high-tech architecture with premium comfort and exceptional design details:

- Underfloor heating (water system) and A/C in all rooms
- High-end finishes including an Italian kitchen, custom wardrobes, and premium European sanitary ware
- Double-glazed, sound-insulating windows and thermal-insulating aluminium frames

Exclusive resident amenities include:

- Communal swimming pool
- Fully equipped gym and sauna
- Private gated underground parki...

#### Property Info

Covered Area	<b>151</b>
Covered Veranda	<b>32</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</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>10348</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Neapolis  
**Coordinates:** **34.688795346255 / 33.063290128583**

Region: **Limassol**

## Price: €1 055 000 + VAT

VAT for this property is **€53,728** or **€200,450**. 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>€6 987.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone:	<b>+35725255505, +35794001333</b>		

## Price change history

€1 055 000 on Nov 13, 2025



