

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

Located in one of Limassol’s most central and sought-after residential areas, this spacious 3-bedroom apartment offers an excellent combination of comfort, practicality, and investment potential. With easy access to the seafront, shops, cafes, and everyday amenities, the property is ideal for both permanent residence and rental income.

The apartment features a well-designed layout with bright interiors and generous living spaces, creating a warm and welcoming atmosphere.

#### Property Details

Internal area: 104 m<sup>2</sup>

Covered veranda: 20 m<sup>2</sup>

Bedrooms: 3

Spacious living and dining area

Main bathroom + guest facilities

Covered veranda

Highl...

#### Property Info

|                  |                       |
|------------------|-----------------------|
| Covered Area     | <b>124</b>            |
| Covered Veranda  | <b>20</b>             |
| Air Conditioning | <b>All rooms, Yes</b> |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>242799</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

#### Amenities

- Parking

#### Location

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

**Price: €350 000 + VAT**

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 823.00/m<sup>2</sup></b> |                 |             |

**Representative: MySpace**

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

**Price change history**

€350 000 on Feb 28, 2026



