

### 3 Bedroom Apartment for Sale in Limassol District

Spacious 3-bedroom apartment for sale in Neapoli, located in the heart of Limassol city centre right on Makariou Avenue. The property enjoys a prime location surrounded by shops, cafés, bus stops, and all everyday amenities, while being just 300m from the beach (approximately a 5-minute walk).



The apartment offers 118 sq.m. total covered area, including an 11 sq.m. veranda, and features a comfortable layout suitable for both residential living and investment. It consists of three bedrooms, one main bathroom and one guest toilet, while the property also benefits from two balconies.

The apartment was renovated in 2010 and remains in good condition. A renovation of the buildin...

#### Property Info

Covered Area  
Air Conditioning

**118**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**33142**  
**Apartment**  
**Pre-Owned**  
**1**

#### Amenities

- Elevator

#### Location

Region: **Limassol**  
Coordinates: **34.686412663608 / 33.056300723656**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>~€11 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 220.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€380 000 on Mar 12, 2026

