


## 2 Bedroom Apartment for Sale in Limassol District

Well-maintained 2-bedroom apartment for sale in the highly desirable Neapolis tourist area of Limassol, just 30 meters from the beach and walking distance to shops, amenities, supermarkets, bus stops, cafes, and the seafront. 

The apartment offers 76sq.m. internal covered areas plus a 4sq.m. covered balcony with partial sea view, located on the 4th floor of a well-kept residential building with recently upgraded elevator access.

The layout features a spacious living room, separate kitchen, two comfortable bedrooms, and a bathroom with bathtub. The property includes double-glazed windows, air conditioning in all rooms, and a modern electric water heater.

The building is...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **80**  
 Air Conditioning **All rooms, Yes**

Reference Number **33825**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

### Location

- Balcony

Region: **Limassol**  
 Coordinates: **34.688792992496 / 33.067247753788**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>~€6 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 000.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€240 000 on May 21, 2026



