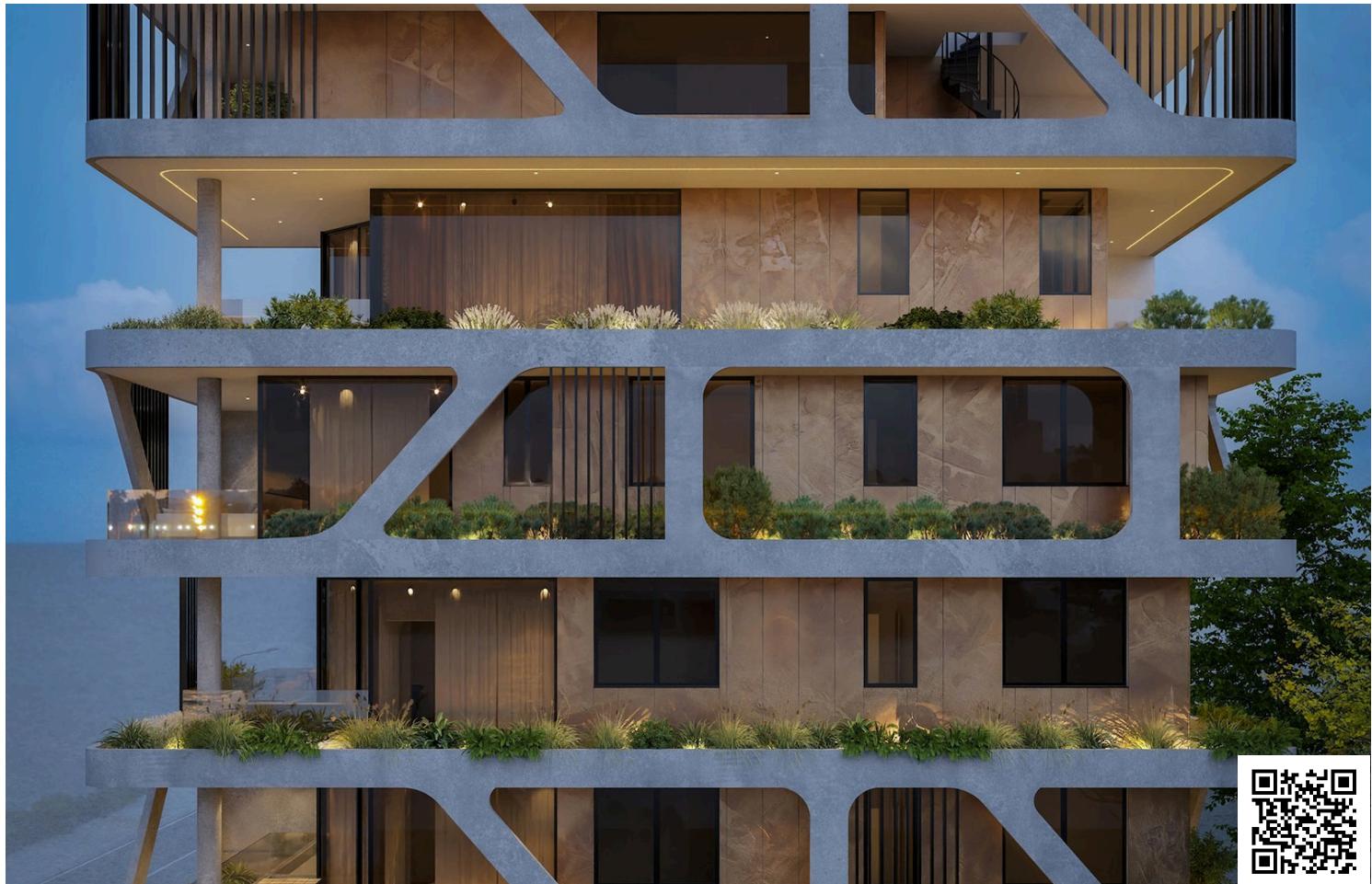


2184846

# EXCLUSIVE DUPLEX APARTMENT WITH ROOF GARDEN IN NEAPOLIS!

📍 Neapolis, Limassol

€650,000 +VAT





# Overview

## Specifications

Bedrooms	Bathrooms	Covered
 2	 3	 90 m <sup>2</sup>
Type	<b>Apartment</b>	Roof garden
Toilets	<b>3</b>	Status
Covered veranda	<b>32 m<sup>2</sup></b>	Year of construction
		<b>38 m<sup>2</sup></b>
		<b>Off plan</b>
		<b>2026</b>

## Description

This exclusive four-storey residential building offers one full-floor apartment per level, featuring a spacious two-bedroom layout designed for ultimate privacy and comfort. Ideally located in the heart of Neapolis, Limassol, the residence is within walking distance of the beach, Alphamega and Lidl supermarkets, pharmacies, and cafés, while offering easy access to the highway and being just a five-minute drive from Limassol Marina.

This is a duplex apartment of 2 bedrooms with spacious veranda and roof garden. The apartment includes covered parking and a private storage room, along with a photovoltaic system for enhanced energy efficiency, underfloor heating, and a VRV climate control system—delivering modern luxury and everyday convenience in one of Limassol's most desirable neighborhoods.

For more information or to schedule an appointment, please contact us.



# Additional information

## Facilities

Aircondition, Provision	Heating, Underfloor	Parking, Covered
Solar photovoltaic panels (provision)	Solar water heater	Storage

## Features

Alarm system (provision)	Balcony, front	Bright
CCTV (provision)	Combined kitchen and dining area	Connected to electric mains
Double glazing	Easy access to highway	Easy access to main roads
En suite shower	Energy efficient doors/windows	Entrance gate, automated
Fitted wardrobes	Guest WC	Investment opportunity
Kitchen island	Laminate flooring	Luxury specifications
Marble flooring	Modern design	Near amenities
Near bus route	Open plan	Pressurized water system
Rental potential	Roof garden	Spacious rooms
Veranda, large	Walking distance to beach	

## Contact us



**Roula J. Andreou**

 (+357) 96650308

 rjalim1@vivorealty.com.cy

