

## 2 Bedroom Apartment for Sale in Limassol - Katholiki

### 2-Bedroom Apartment Layout

Each residence features:

Spacious open-plan living and dining area connected to a fully fitted kitchen

Two well-proportioned bedrooms, with the master bedroom enjoying direct veranda access

A contemporary bathroom with quality European sanitary ware

Built-in wardrobes and ample storage solutions

Large veranda for outdoor living in the city's warm climate

### Facilities & Features

Provision for air-conditioning and heating

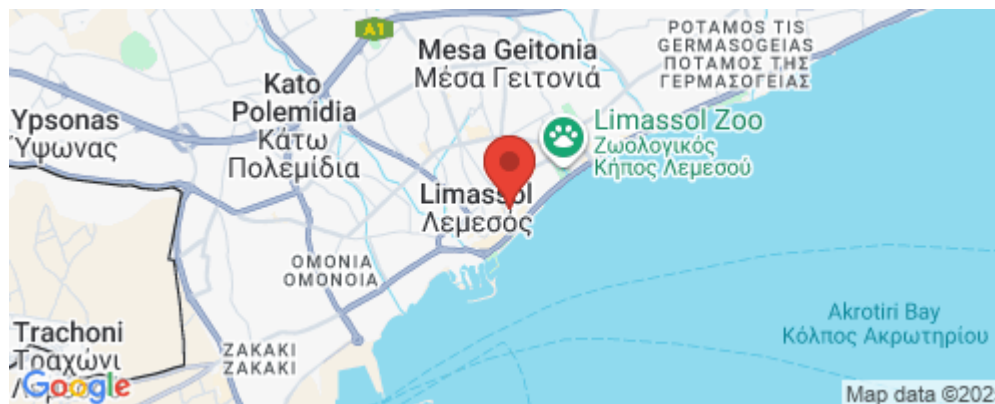
Private covered parking for each apartment

Dedicated storage room for convenience

High-quality materials and finishes throughout

Investment Highlights

Walking dista...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>95</b>             |
| Covered Veranda        | <b>20</b>             |
| Floor Number           | <b>2</b>              |
| Total Number of Floors | <b>3</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>4632</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

### Location



- Parking

**Location:** Limassol - Katholiki

Region: **Limassol**

Coordinates: **34.6776161 / 33.0457313**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €442 750 + VAT

VAT for this property is **€22,138** or **€84,123**. 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>€4 661.00/m²</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

€462 000 on Dec 15, 2023  
 €405 000 on Mar 13, 2024  
 €413 859 on Jun 18, 2024  
 €442 750 on Mar 9, 2025



