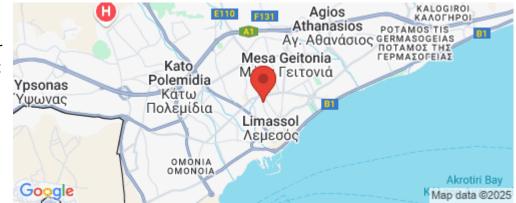
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### for Sale in Limassol - Katholiki

For sale is a charming duplex located in the desirable area of Katholiki. This resale property offers a comfortable internal space of 85 m2, featuring two well-sized bedrooms and one bathroom, making it perfect for a small family or professionals seeking a quiet retreat. Situated on the first floor of a three-story building, this duplex ensures both privacy and convenience.



Katholiki is a vibrant neighborhood known for its friendly atmosphere and local amenities. Residents enjoy easy access to shops, cafes, public transport, and parks, making daily living effortless. The area is also notable for its beautiful city views, providing a picturesque backdrop to your daily routine.

#### <...

Property Info	Plot / Area Info	Add	itional info	
Covered Area	vered Area 85		erence Number <b>29099</b> perty type	
Furnishing	Unfurnished	Con	dition <b>Pre-Ow</b>	vned
Air Conditioning	All rooms, Yes	Bat	hrooms 1	
		View	• City vie	ew
Amenities	Location			
Balcony	Location: Limassol - Katholiki Coordinates: 34.684771 / 33.037667	Region: Limassol		



#### Price: €255 000 + VAT

VAT for this property is €12,750 or €48,450. 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	Excluded	Title transfer fee Price per SQM	~€6 800.00 €3 000.00/m	2 Common expenses	None
Repres	entative: FOX				
Registratio	n number	488	Email	info@foxrealty.com.cy	
License nur	mber	344/E	Legal name	FOX Smart Estate Agency Network Ltd	
Phone: +35	5726940150, +35725267777, -	+35725760781			

### **Price change history**

€255 000 on Apr 10, 2025

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