

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.

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Property Info

Covered Area **85**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

Plot / Area Info

Additional info

Reference Number **29099**  
Property type  
Condition **Pre-Owned**  
Bathrooms **1**  
View **City view**

Amenities

- Balcony

Location

**Location:** Limassol - Katholiki      Region: **Limassol**  
**Coordinates:** **34.684771 / 33.037667**

## 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 | <b>Excluded</b> | Title transfer fee | <b>~€6 800.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 000.00/m²</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

€255 000 on Apr 10, 2025





