

## 2 Bedroom Apartment for Sale in Limassol - Katholiki

Reference ID: #SA36385 Price details: €545,000 +VAT Two bedroom penthouse apartment with private roof garden for sale on the fourth floor in a brand new boutique residential development designed for modern comfort and urban convenience. Situated just 2km from Limassol Marina and the vibrant Limassol city center, moments away from Alasia Hotel and Arch. Makarios Avenue, this prime location ensures effortless access to the city's key business, retail, and leisure hubs. This exclusive project, architecturally, features nine elegant apartments—three 1-bedroom and six 2-bedroom units, including one with a private roof garden. Each apartment boasts spacious open-plan layouts, abundant natura...

### Property Info

### Plot / Area Info

Covered Area **109**

Floor Number **4**

### Additional info

Reference Number **SA36385**

Property type **Apartment**

Condition **Under Construction**

Construction Year **2026**

Bathrooms **1**

### Amenities

### Location

**Location:** Limassol - Katholiki

Region: **Limassol**

Coordinates: **34.682783276446 / 33.032223035979**

## Price: €545 000 + VAT

VAT for this property is **€27,250** or **€103,550**. 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.

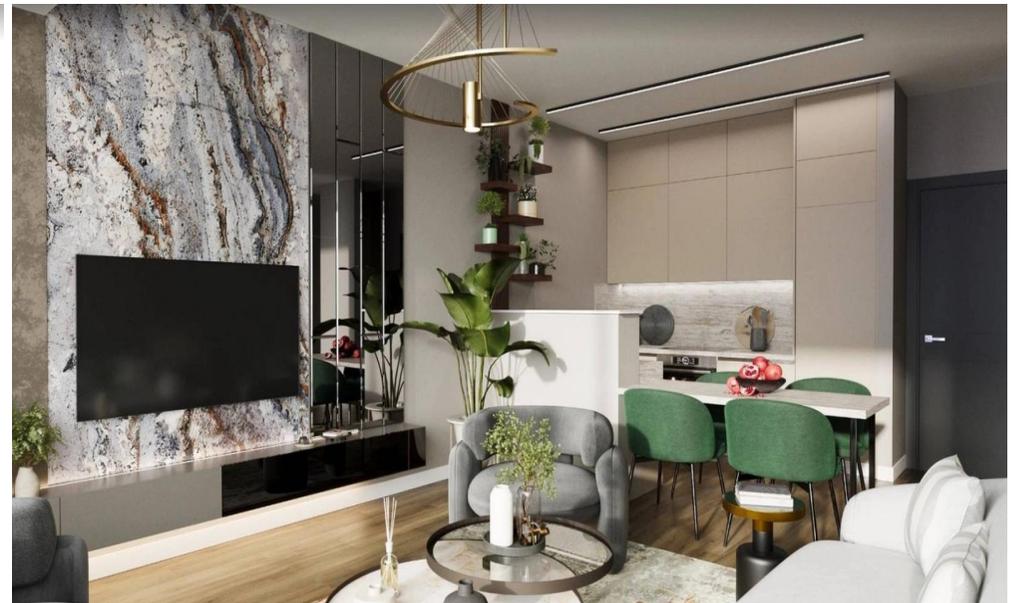
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€545 000 on Apr 26, 2025





1st FLOOR LAYOUT

**INDEX**

APARTMENT 101	APARTMENT 102	APARTMENT 103	COMMON AREAS
Closed Areas : 57.10m <sup>2</sup>	Closed Areas : 56.90m <sup>2</sup>	Closed Areas : 57.30m <sup>2</sup>	
Covered Verandas : 15.75m <sup>2</sup>	Covered Verandas : 12.50m <sup>2</sup>	Covered Verandas : 15.75m <sup>2</sup>	
Storage : 2.60m <sup>2</sup>	Non Covered verandas : 1.80m <sup>2</sup>	Storage : 2.60m <sup>2</sup>	
	Storage : 2.60m <sup>2</sup>		



2nd FLOOR LAYOUT

**INDEX**

APARTMENT 201	APARTMENT 202	COMMON AREAS
Closed Areas : 86.70m <sup>2</sup>	Closed Areas : 86.45m <sup>2</sup>	
Covered Verandas : 34.20m <sup>2</sup>	Covered Verandas : 28.05m <sup>2</sup>	
Non Covered verandas : 19.10m <sup>2</sup>	Storage : 2.50m <sup>2</sup>	
Storage : 2.50m <sup>2</sup>		



3rd FLOOR LAYOUT

**INDEX**

APARTMENT 301	APARTMENT 302	COMMON AREAS
Closed Areas : 86.70m <sup>2</sup>	Closed Areas : 86.45m <sup>2</sup>	
Covered Verandas : 34.20m <sup>2</sup>	Covered Verandas : 22.40m <sup>2</sup>	
Storage : 2.50m <sup>2</sup>	Storage : 2.50m <sup>2</sup>	



4th FLOOR LAYOUT

**INDEX**

APARTMENT 401	APARTMENT 402	COMMON AREAS
Closed Areas : 86.70m <sup>2</sup>	Closed Areas : 86.55m <sup>2</sup>	
Covered Verandas : 22.35m <sup>2</sup>	Covered Verandas : 24.50m <sup>2</sup>	
Non Covered Verandas : 29.70m <sup>2</sup>	Storage : 2.60m <sup>2</sup>	

