

## 30m<sup>2</sup> Apartment for Sale in Limassol District

For sale: a modern studio apartment currently under construction in the heart of City Center – Katholiki. Situated on the third and top floor of a contemporary building with an elevator, this property offers an internal space of 30 m<sup>2</sup> designed to maximize comfort and function. The layout is open-plan, filled with natural light, and provides a pleasant city view. 

Residents can enjoy premium shared facilities, including a communal swimming pool and gym, ideal for relaxation and maintaining a healthy lifestyle. The building is designed with top-rated energy efficiency (A), ensuring lower utility costs and a reduced environmental footprint.

City Center – Katholiki is a live...

### Property Info

Covered Area **30**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **26561**  
Property type **Apartment**  
Condition **Brand New**  
View **City view**

### Amenities

- Gym

### Location

Region: **Limassol**  
Coordinates: **34.677705086614 / 33.04488447543**

## Price: €254 000 + VAT

VAT for this property is **€12,700** or **€48,260**. 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>€8 467.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€247 000 on Jun 4, 2025  
 €254 000 on Oct 10, 2025



