

## 2 Bedroom Apartment for Sale in Limassol - Katholiki

Two-bedroom apartment 104, with a living area of 86 m<sup>2</sup>, is located on the first floor of a six-storey building X

Welcome to the landmark residential development set in the very heart of Limassol's historic center—just steps from Anexartisias Fashion Street and moments from the Old Port and Limassol Marina and just 600 meters distance to the seafront. This project redefines city living and presents what is arguably the most attractive real estate investment opportunity in central Limassol today.

Comprising 70 contemporary studio, 1-, and 2-bedroom apartments, each unit has been intelligently designed to cater to the demands of today's urban lifestyle, offering functional...

| Property Info          | Plot / Area Info |         | Additional info     |                  |
|------------------------|------------------|---------|---------------------|------------------|
| Covered Area           | <b>104</b>       |         |                     |                  |
| Covered Veranda        | <b>18</b>        | Pool    | <b>Common, Yes</b>  | Reference Number |
| Floor Number           | <b>1</b>         | Parking | <b>Covered, Yes</b> | Property type    |
| Total Number of Floors | <b>6</b>         |         |                     | Bathrooms        |

| Amenities | Location  | Region          |
|-----------|---|-----------------|
| • Parking | <b>Location:</b> Limassol - Katholiki<br>Coordinates: <b>34.67965541253 / 33.042755118726</b> | <b>Limassol</b> |

## Price: €487 000 + VAT

VAT for this property is **€24,350** or **€92,530**. 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<br>Price per SQM | <b>~€16 080.00</b><br><b>€4 683.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€463 000 on Jul 17, 2025

€473 000 on Dec 27, 2025

€487 000 on Jan 20, 2026







