

## 38m<sup>2</sup> Apartment for Sale in Limassol - Katholiki

Studi 402, with a living area of 31 m<sup>2</sup>, is located on the fourth floor of a six-storey building. ✖

Welcome to the landmark residential development set in the very heart of Limassol’s historic center—just steps from Anexartias 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 layouts, mode...

### Property Info

Covered Area	<b>38</b>
Covered Veranda	<b>7</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>6</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7784</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Katholiki

Region: **Limassol**

Coordinates: **34.67965541253 / 33.042755118726**

## Price: €274 000 + VAT

VAT for this property is **€13,700** or **€52,060**. 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>~€7 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 211.00/m<sup>2</sup></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>
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## Price change history

€277 000 on Jul 17, 2025  
 €274 000 on Dec 27, 2025







