

## 2 Bedroom Apartment for Sale in Limassol - Katholiki

A boutique residential development designed for modern comfort and urban convenience. Situated just 2km from Limassol Marina Molos 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 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 natural light and high end finishes creating an atmosphere of refined contemporary living. Thoughtfully crafted for both style and functionality it offers a seamless blend of el...

### Property Info

Covered Area	<b>86</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL49925</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Katholiki Region: **Limassol**

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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>~€14 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 174.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

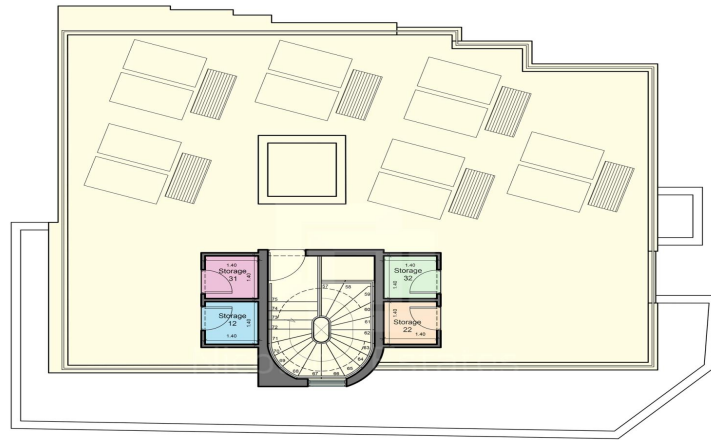
Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€445 000 on Sep 5, 2025

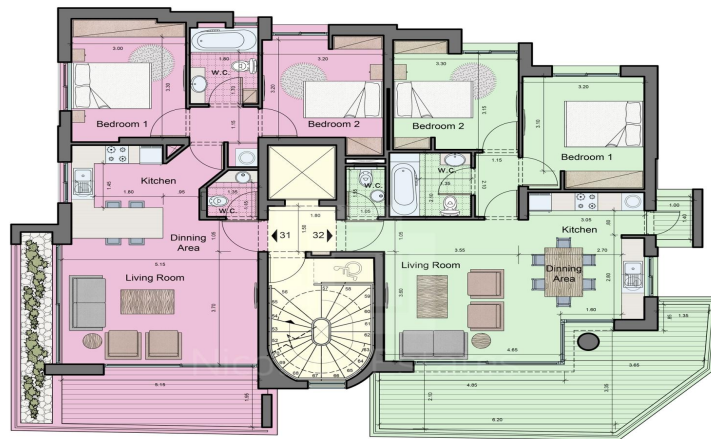






**ROOF LAYOUT**

INDEX  
 APARTMENT 12 (blue)  
 APARTMENT 22 (orange)  
 APARTMENT 31 (pink)  
 APARTMENT 32 (green)  
 COMMON AREA (yellow)



**THIRD FLOOR LAYOUT**

INDEX  
 APARTMENT 31 (pink)  
 closed areas : 75.00m<sup>2</sup>  
 covered verandas : 12.35m<sup>2</sup>  
 storage : 1.95m<sup>2</sup>  
 APARTMENT 32 (green)  
 closed areas : 75.00m<sup>2</sup>  
 covered verandas : 25.95m<sup>2</sup>  
 storage : 1.95m<sup>2</sup>  
 COMMON AREA (yellow)

