

## 2 Bedroom Apartment for Sale in Limassol - Katholiki

Tucked away in the vibrant neighborhood of Limassol, this elegant fourstory residence redefines contemporary Mediterranean living. Inspired by the timeless charm of the South of France, the architecture seamlessly blends sophistication with warmth, creating an intimate sanctuary in the heart of the city.

With only ten meticulously crafted apartments, the building ensures exclusivity and privacy. Each one- and two-bedroom residence is thoughtfully designed with open-plan layouts, oversized terraces, and high ceilings over 3 meters, enhancing the feeling of space and light. Floor-to-ceiling thermal aluminum windows and VRV climate systems provide year-round comfort, while photovoltai...



Property Info		Plot / Area Info		Additional info	
Covered Area	83				
Covered Veranda	18				
Floor Number	1	Parking		Reference Numb	or 12721
Total Number of Floors	4		Covered, Yes		Apartment
Furnishing	Unfurnished			Property type Bathrooms	Apartment
Energy Efficiency	A			DatiiiOUIIIS	2

Air Conditioning All rooms, Yes

Amenities Location

• Parking Location: Limassol - Katholiki Region: Limassol

Coordinates: 34.681955 / 33.036796

**Autonomous Heating, Yes** 

Heating



Price: €340 000 + VAT

VAT for this property is €17,000 or €64,600. 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 Excluded

Title transfer fee ~€10 200.00

Price per SQM €4 096.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€345 000 on Oct 8, 2025 €340 000 on Nov 8, 2025











