

### 3 Bedroom Apartment for Sale in Limassol - Katholiki

Located in the vibrant heart of Limassol’s Katholiki area, this new boutique residence presents a rare opportunity to enjoy premium urban living in a well-established neighborhood. The four-story development features a carefully curated selection of one- and two-bedroom apartments, each designed to combine timeless elegance with everyday functionality. Spacious layouts, large covered verandas, and high-end specifications create a refined yet welcoming atmosphere. From expansive living areas to thoughtfully appointed kitchens and bathrooms, each unit reflects a commitment to quality, comfort, and modern aesthetics. Crowning the building are two exclusive three-bedroom penthou...

#### Property Info

#### Plot / Area Info

#### Additional info

|                        |                                |         |                     |                  |                           |
|------------------------|--------------------------------|---------|---------------------|------------------|---------------------------|
| Covered Area           | <b>150</b>                     |         |                     |                  |                           |
| Covered Veranda        | <b>26</b>                      |         |                     |                  |                           |
| Floor Number           | <b>4</b>                       |         |                     | Reference Number | <b>13376</b>              |
| Total Number of Floors | <b>4</b>                       | Pool    | <b>Yes</b>          | Property type    | <b>Apartment</b>          |
| Furnishing             | <b>Unfurnished</b>             | Parking | <b>Covered, Yes</b> | Condition        | <b>Under Construction</b> |
| Energy Efficiency      | <b>A</b>                       |         |                     | Bathrooms        | <b>2</b>                  |
| Heating                | <b>Autonomous Heating, Yes</b> |         |                     |                  |                           |
| Air Conditioning       | <b>All rooms, Yes</b>          |         |                     |                  |                           |

#### Amenities

#### Location

- Parking
- Location:** Limassol - Katholiki      Region: **Limassol**  
**Coordinates:** **34.685489 / 33.035914**

## Price: €900 000 + VAT

VAT for this property is **€45,000** or **€171,000**. 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>€6 000.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€850 000 on Oct 9, 2025  
 €900 000 on Oct 22, 2025





