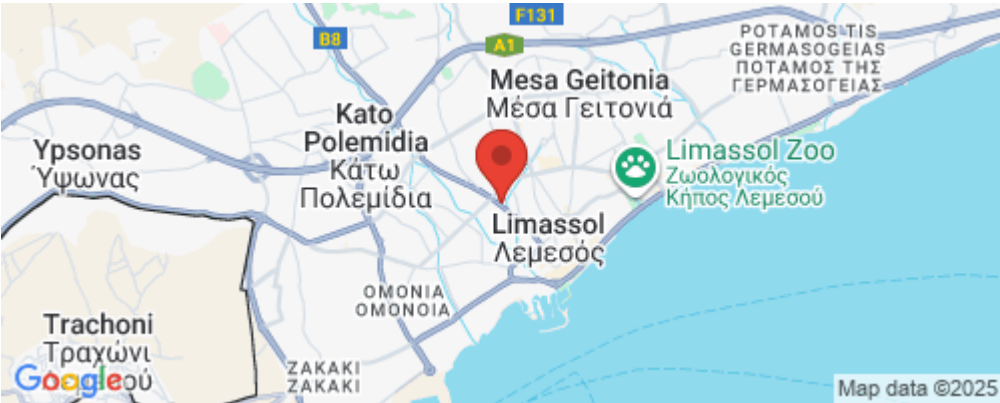


2 Bedroom Apartment for Sale in Limassol - Katholiki

This modern boutique development is ideally located in the central Katholiki area of Limassol, just two kilometers from the vibrant city center and the Marina, and within walking distance of a prestigious private school. The project features only nine residences, offering a sense of privacy and comfort in an urban environment. Each apartment is designed with a focus on space, light, and elegant simplicity. The first floor houses three one-bedroom residences, each with a thoughtfully planned layout, generous open-plan living spaces, and large verandas that extend the indoor atmosphere outdoors. High ceilings and dual-aspect windows flood the interiors with natural light, creating a w...



Property Info

|                        |             |
|------------------------|-------------|
| Covered Area           | 109         |
| Covered Veranda        | 22          |
| Uncovered Veranda      | 29          |
| Floor Number           | 4           |
| Total Number of Floors | 4           |
| Furnishing             | Unfurnished |
| Energy Efficiency      | A           |

Plot / Area Info

|         |              |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

|                  |                    |
|------------------|--------------------|
| Reference Number | 13809              |
| Property type    | Apartment          |
| Condition        | Under Construction |
| Bathrooms        | 3                  |

Amenities

- Parking

Location

**Location:** Limassol - Katholiki      Region: **Limassol**  
**Coordinates:** 34.682678 / 33.032152

**Price: €560 000 + VAT**

VAT for this property is **€28,000** or **€106,400**. 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>€5 138.00/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>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

**Price change history**

€560 000 on Oct 9, 2025

