

3 Bedroom Apartment for Sale in Limassol - Katholiki

Welcome to a gated community where comfort meets connection — and life feels effortlessly luxurious.



- ? 3 Bedrooms | ? Master with En Suite
- ? 1st Floor
- ? Total Covered Area: 164.8 sqm
- ? 2 Parking Spaces
- < Energy Efficiency A
- ? Under Construction - Delivery Aug 2026

- Community Amenities:
- ?♂ Swimming Pool | ? Gardens | ? Gym & Sauna
  - ? Playground | ? Outdoor Sports | ? EV Charging
  - ? Clubhouse & Social Spaces | ? Car-free & Gated

- ? Location Perks:
- 1 min to Linear Park | 10 min to Old Town | 20 min to Marina
- Private Schools | Culture | Dining — all within reach

? DM us to learn...

Property Info

Covered Area	164.8
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	31547
Property type	Apartment
Condition	Brand New
Bathrooms	2
View	City view

Amenities

Location



• Gym

**Location:** Limassol - Katholiki

Region: **Limassol**

Coordinates: **34.675499 / 33.04441**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €830 000 + VAT

VAT for this property is **€51,420** or **€157,700**. 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>€5 061.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€830 000 on Oct 18, 2025

















