

## 3 Bedroom Apartment for Sale in Limassol - Katholiki

Experience refined comfort in a premium gated community at the heart of Limassol's most dynamic neighbourhood.



? 3 Bedrooms | ? Master with En Suite

? 2nd Floor of a 6-Floor Building

? Total Covered Area: 164.8 sqm

? Internal Area: 137.5 sqm

? Covered Veranda: 27.3 sqm

? 2 Parking Spaces | ? 1 Storage Room

↳ Energy Efficiency A

? Key ready

□ Community Features:

? Pool | ? Gym & Sauna | ? Kids Playground

? Gardens & Car-Free Courtyard

? Outdoor Sports | ? EV Chargers

? Clubhouse & Social Areas | ? Gated Access

? Top Location:

✓ 1 min to Linear River Park

✓ 10 min t...

### 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

**31549**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2**

View

**City view**

### Amenities

### Location



## Price: €900 000 + VAT

VAT for this property is **€55,756** 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 Price per SQM	<b>None</b> <b>€5 488.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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

€840 000 on Oct 18, 2025

€900 000 on Feb 11, 2026









