

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

Apr 2, 2026

1/8

<https://index.cy/sale/8517138>

Location: Limassol - Katholiki Region: **Limassol**
Coordinates: **34.675499 / 33.04441**

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 488.00/m²		

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€840 000 on Oct 18, 2025
€900 000 on Feb 11, 2026









