

## 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	<b>164.8</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>31549</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

### Location

Apr 25, 2026

1/8

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



• Gym

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

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

**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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 488.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€840 000 on Oct 18, 2025

€900 000 on Feb 11, 2026









