

3 Bedroom Apartment for Sale in Limassol - Katholiki

Step into elevated urban living in a secure gated community, just minutes from Limassol’s top destinations.



- ? 3 Bedrooms | ? Master with En Suite
- ? 2nd Floor
- ? 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
- ? Delivery: August 2026
- Community Amenities:
  - ? Pool | ? Gym & Sauna
  - ? Playground | ? Gardens
  - ? Outdoor Sports | ? EV Charging
  - ? Clubhouse & Social Spaces | ? Gated & Car-Free
- ? Prime Location:
  - ✓ 1 min to River Park
  - ✓ 10 min to Old Town
  - ✓ 20 min to Mari...

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	31551
Property type	Apartment
Condition	Brand New
Bathrooms	2
View	City view

- Gym

**Location**

**Location:** Limassol - Katholiki      Region: **Limassol**

Coordinates: **34.675499 / 33.04441**

## 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>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€830 000 on Oct 18, 2025

















