

## 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	<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>31551</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

- Gym

**Location**

**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	<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

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>
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## Price change history

€830 000 on Oct 18, 2025  
 €900 000 on Feb 11, 2026









