

### 3 Bedroom Apartment for Sale in Limassol - Katholiki

This elegant three-bedroom apartment offers a perfect blend of modern design, comfort, and functionality in the heart of Limassol. The thoughtfully  planned layout maximizes space and natural light, creating a bright and inviting atmosphere ideal for contemporary living.

The open-plan living and dining area flows seamlessly into a fully equipped kitchen, while the bedrooms provide cozy and private retreats. The master bedroom features an en-suite bathroom, and the additional bedrooms are versatile for family, guests, or a home office.

Residents enjoy access to premium amenities within the gated community, including a swimming pool, gym, sauna, children’s playground, outdoor...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>164</b>			Reference Number	<b>9557</b>
Covered Veranda	<b>27</b>			Property type	<b>Apartment</b>
Floor Number	<b>2</b>	Pool	<b>Common, Yes</b>	Condition	<b>Brand New</b>
Total Number of Floors	<b>6</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				
Heating	<b>Underfloor Heating, Yes</b>				

#### Amenities

#### Location

- Parking

**Location:** Limassol - Katholiki      Region: **Limassol**  
**Coordinates:** **34.68029948 / 33.03014874**

## 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: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€840 000 on Oct 21, 2025

€900 000 on Feb 4, 2026









