

## 2 Bedroom Apartment for Sale in Limassol - Katholiki

Elegant 2-Bedroom Apartment – Modern Comfort in Limassol’s Historic Centre

This beautifully designed 2-bedroom apartment combines classic architectural charm with contemporary sophistication, set within an exclusive gated complex in the heart of Limassol’s historic centre. Just a short two-minute stroll to the beach, it offers an exceptional location that balances seaside tranquility with the vibrant energy of the city.

The open-plan layout connects the living, dining, and kitchen areas seamlessly, creating an inviting environment perfect for both relaxed living and stylish entertaining. Floor-to-ceiling windows fill the interiors with natural light, while high ceilings ...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>107</b>            |
| Covered Veranda        | <b>20</b>             |
| Total Number of Floors | <b>3</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>4700</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>3</b>         |

### Amenities

- Parking

### Location

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

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>€5 140.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€550 000 on Nov 8, 2025

