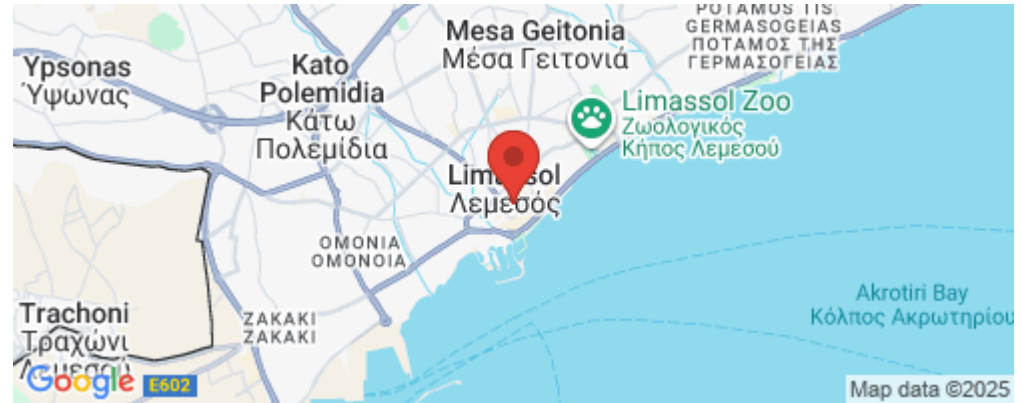


## 2 Bedroom Apartment for Sale in Limassol - Katholiki

### Community & Lifestyle



Residences designed for those who value comfort, community, and quality of life — living among like-minded people who appreciate thoughtful design and exceptional details.

### Property Overview

Bedrooms: 2  
 Bathrooms: 2 en-suite + 1 guest toilet  
 Storage: 1 unit  
 Parking: 1 underground space (with EV charger)  
 Indoor Area: 99 sq.m.  
 Veranda Area: 26 sq.m.  
 Total Area: 125 sq.m.

### Key Features

Floor-to-ceiling windows

Bright, air-filled interiors

VRF air conditioning (autonomous per apartment)

Underfloor hydronic heating

Entrance w...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>125</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>31501</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>City view</b> |

### Amenities

- Gym

### Location

**Location:** Limassol - Katholiki      Region: **Limassol**  
**Coordinates:** **34.67561332 / 33.04156931**

## Price: €800 000 + VAT

VAT for this property is **€40,000** or **€152,000**. 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>€6 400.00/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

€800 000 on Nov 20, 2025

