

## 32m<sup>2</sup> Apartment for Sale in Limassol - Katholiki

A beautifully presented fully furnished studio apartment located in the heart of Limassol's historic center, offering a perfect blend of modern comfort and vibrant city living. ✖

This stylish residence is ideal for both personal use and investment, set within walking distance to charming streets, cafes, restaurants, and the seafront.

The studio is thoughtfully designed to maximize space and functionality, featuring a bright open-plan layout with a comfortable living and sleeping area, a fully equipped modern kitchen, and a sleek bathroom finished with high-quality materials. Contemporary furnishings and tasteful décor create a welcoming and move-in-ready environment. Resident...

### Property Info

Covered Area	<b>32</b>
Covered Veranda	<b>2</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool **Common, Yes**

### Additional info

Reference Number **16835**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2024**  
 Bathrooms **1**

### Amenities

#### Location

**Location:** Limassol - Katholiki      Region: **Limassol**  
**Coordinates:** **34.677837 / 33.043856**

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>€7 188.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€230 000 on Mar 26, 2026









