


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

A refined 3-bedroom penthouse in the heart of Limassol’s prestigious Katholiki district. Developed by Berkos Developer & Properties, this boutique residence offers elevated urban living with strong investment potential. 

Located at the top of an elegant four-story building of just 11 residences, the penthouse enjoys open city views and exceptional privacy on a quiet one-way street. Moments from Makarios Avenue, it provides immediate access to schools, cafés, banks, and premium retail.

Designed with contemporary elegance, the property features spacious interiors, premium finishes, and expansive terraces that enhance light and comfort.

Key Features:

- 3-be...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>128</b>			Reference Number	<b>12541</b>
Covered Veranda	<b>27</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Floor Number	<b>4</b>			Condition	<b>Under Construction</b>
Total Number of Floors	<b>4</b>			Bathrooms	<b>3</b>

Amenities	Location	
• Roof Garden	<b>Location:</b> Limassol - Katholiki	Region: <b>Limassol</b>
	Coordinates: <b>34.68224928 / 33.03651095</b>	

## Price: €649 000 + VAT

VAT for this property is **€32,450** or **€123,310**. 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>€5 070.00/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

€649 000 on Mar 27, 2026









