


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

A modern 3-bedroom penthouse located in a prestigious residential development in the heart of Limassol’s historic center, offering luxury, culture, and a prime urban location. 

Just moments from Eleftherias Street, the penthouse features a bright and exceptionally spacious layout perfectly designed for premium family living, crowned by an exclusive private roof garden offering stunning city and park views. Positioned at the unique cross-section of two rejuvenated linear parks, the property seamlessly combines a creative, SOHO-style neighborhood atmosphere with a lifestyle of movement, connection, and immediate proximity to the sea.

The property also presents an excellent fi...

#### Property Info

Covered Area	<b>133</b>
Covered Veranda	<b>23</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>13763</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

#### Amenities

- Roof Garden

#### Location

**Location:** Limassol - Katholiki      Region: **Limassol**  
**Coordinates:** **34.67681442 / 33.035599**

## Price: €850 000 + VAT

VAT for this property is **€42,500** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 391.00/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

€850 000 on May 20, 2026

