

#10542

# 2 Bedroom Apartment For Sale Limassol

 Katholiki, Town Centre, Limassol

**€445,000** +VAT













# Overview

## Specifications

|   |  |   |  |  |  |
|---|--|---|--|--|--|
| Bedrooms  |  | Bathrooms   |  | Covered  |  |
|  2 |  |  2   |  |  86.45 m <sup>2</sup> |  |
| Type  |  | Apartment   |  |  |  |
| Showers   |  | 1   |  |  |  |
| Toilets   |  | 2   |  |  |  |
| Plot  |  | 114.5 m <sup>2</sup>  |  |  |  |
| Status  |  | Under construction  |  |  |  |
| Year of construction  |  | 2026  |  |  |  |
| Energy efficiency rating  |  |  A |  |  |  |

## Description

A boutique residential development designed for modern comfort and urban convenience. Situated just 2km from Limassol Marina, Molos and the vibrant Limassol city center, moments away from Alasia Hotel and Arch. Makarios Avenue, this prime location ensures effortless access to the city’s key business, retail, and leisure hubs.

This exclusive project, architecturally designed by Kyros Lontos Office, features nine elegant apartments—three 1-bedroom and six 2-bedroom units, including one with a private roof garden. Each apartment boasts spacious open-plan layouts, abundant natural light, and high-end finishes, creating an atmosphere of refined contemporary living. Thoughtfully crafted for both style and functionality, It ffers a seamless blend of elegance and practicality in one of Limassol’s most desirable neighbourhoods.

### FEATURES:

- En Suite Bathroom
- Fitted Kitchen
- Covered Parking
- Solar Water Heaters
- Pressurised Water System
- Provision for EV Chargers
- UFH with water
- Air Condition
- Elevator
- Electric Sliding Parking Gates
- Photovoltaic Panels
- Coloured Video Intercom
- Double Glazed Windows
- High Ceilings
- Disabled Access
- Green Space

# Floor plans



**GROUND FLOOR LAYOUT**

|               |               |               |               |              |
|---------------|---------------|---------------|---------------|--------------|
| INDEX         |               |               |               |              |
| APARTMENT 101 | APARTMENT 201 | APARTMENT 301 | APARTMENT 401 | COMMON AREAS |
| APARTMENT 102 | APARTMENT 202 | APARTMENT 302 | APARTMENT 402 |              |
| APARTMENT 103 |               |               |               |              |



**4th FLOOR LAYOUT**

|  |  |              |  |
|--|--|--------------|--|
| INDEX                                      |  |              |  |
| APARTMENT 401                              | APARTMENT 402                          | COMMON AREAS |  |
| Closed Areas : 86.70m <sup>2</sup>         | Closed Areas : 86.55m <sup>2</sup>     |              |  |
| Covered Verandas : 22.35m <sup>2</sup>     | Covered Verandas : 24.50m <sup>2</sup> |              |  |
| Non Covered Verandas : 29.70m <sup>2</sup> | Storage : 2.80m <sup>2</sup>           |              |  |

# Additional information






## Facilities

|                            |                           |                     |
|----------------------------|---------------------------|---------------------|
| Aircondition, Split system | Elevator                  | Heating, Underfloor |
| Parking, Covered           | Solar photovoltaic panels | Solar water heater  |
| Storage                    |                           |                     |

## Features

|                |                |                           |
|----------------|----------------|---------------------------|
| City view      | Double glazing | Easy access to main roads |
| Near amenities | Near bus route | Rental potential          |
| Veranda, large |                |                           |

## Distances

|   |  |  |
|---|--|--|
| Amenities<br> 200 m         | Airport<br> 60 km  | Sea<br> 1.5 km |
| Public transport<br> 100 m | Schools<br> 300 m |  |