



#16060

# Modern One Bedroom Apartment in Central Katholiki Area

 Katholiki, Limassol

**€265,000** +VAT





# Overview

## Specifications

|                                                                                     |  |                                                                                        |  |                                                                                                       |  |
|-------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------|--|
| Bedrooms                                                                            |  | Bathrooms                                                                              |  | Covered                                                                                               |  |
|  1 |  |  1    |  |  56 m <sup>2</sup> |  |
|                                                                                     |  |                                                                                        |  |                                                                                                       |  |
| Type                                                                                |  | Apartment                                                                              |  |                                                                                                       |  |
| Toilets                                                                             |  | 1                                                                                      |  |                                                                                                       |  |
| Covered veranda                                                                     |  | 17 m <sup>2</sup>                                                                      |  |                                                                                                       |  |
| Status                                                                              |  | Key ready                                                                              |  |                                                                                                       |  |
| Year of construction                                                                |  | 2025                                                                                   |  |                                                                                                       |  |
|                                                                                     |  |                                                                                        |  |                                                                                                       |  |
| Title deed                                                                          |  | Final approval                                                                         |  |                                                                                                       |  |
| Structure                                                                           |  | Concrete                                                                               |  |                                                                                                       |  |
| Facade                                                                              |  | Concrete                                                                               |  |                                                                                                       |  |
| Energy efficiency rating                                                            |  |  A+ |  |                                                                                                       |  |

## Description

? For Sale – Brand New 1-Bedroom Apartment in Katholiki, Limassol (2025 Build)

Discover modern city living in this key-ready, brand-new 1-bedroom apartment located in the quiet yet highly central Katholiki area of Limassol. Perfectly positioned close to the city center and Limassol Marina, and within walking distance to shops, cafes, supermarkets, and the beach, this property offers an ideal balance of comfort, convenience, and investment potential.

Situated on the first floor of a well-maintained modern building, this stylish apartment features high-quality materials and contemporary finishes throughout, ensuring both elegance and durability.

### Property Details

? Internal area: 56 sqm

?? Covered balcony: 17 sqm

?? 1 spacious bedroom

? 1 modern bathroom

? Private covered parking



# Additional information

## Facilities

Aircondition, Split system

Storage

## Features

Balcony

Bright

Ceramic tiles

Combined kitchen and dining area

Connected to electric mains

Country view

Door screen

Easy access to highway

Easy access to main roads

Elevated

Energy efficient doors/windows

Entrance gate, automated

Fireproof entrance doors

Floor-to-ceiling windows

Heart of city center

High ceilings

Investment opportunity

Luxury specifications

Modern design

Near amenities

Near bus route

Open plan

Openings in opposite sides

Pipe-in-pipe plumbing system

Rental potential

Sound insulation

Thermal insulation

## Distances

Amenities



600 m

Airport



45 km

Sea



2 km

Public transport



500 m

Schools



1 km

## Contact us



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