

15185529

# MODERN THREE BEDROOM APARTMENT IN KATHOLIKI

 Katholiki, Limassol

**€390,000** +VAT





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 1

Covered

 93 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Covered veranda	<b>23 m<sup>2</sup></b>
Covered parking	<b>12 m<sup>2</sup></b>

Status	<b>Under construction</b>
Year of construction	<b>2027</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Discover contemporary city living in this elegant 3-bedroom apartment situated on the 3rd floor of a modern residential building in the highly sought-after area of Katholiki. Designed with clean architectural lines, spacious verandas, and premium finishes, this residence offers the perfect balance of comfort, style, and urban convenience.

The apartment features a bright open-plan living and dining area with floor-to-ceiling windows that maximize natural light and seamlessly connect to expansive covered verandas with glass railings. The modern kitchen is thoughtfully designed with high-quality cabinetry and functional layouts ideal for both everyday living and entertaining.

The property comprises of an open plan kitchen with sitting/dining area, large veranda, three spacious bedrooms, contemporary bathroom, guest w/c, premium materials, and energy-efficient specifications further enhance the apartment's appeal.

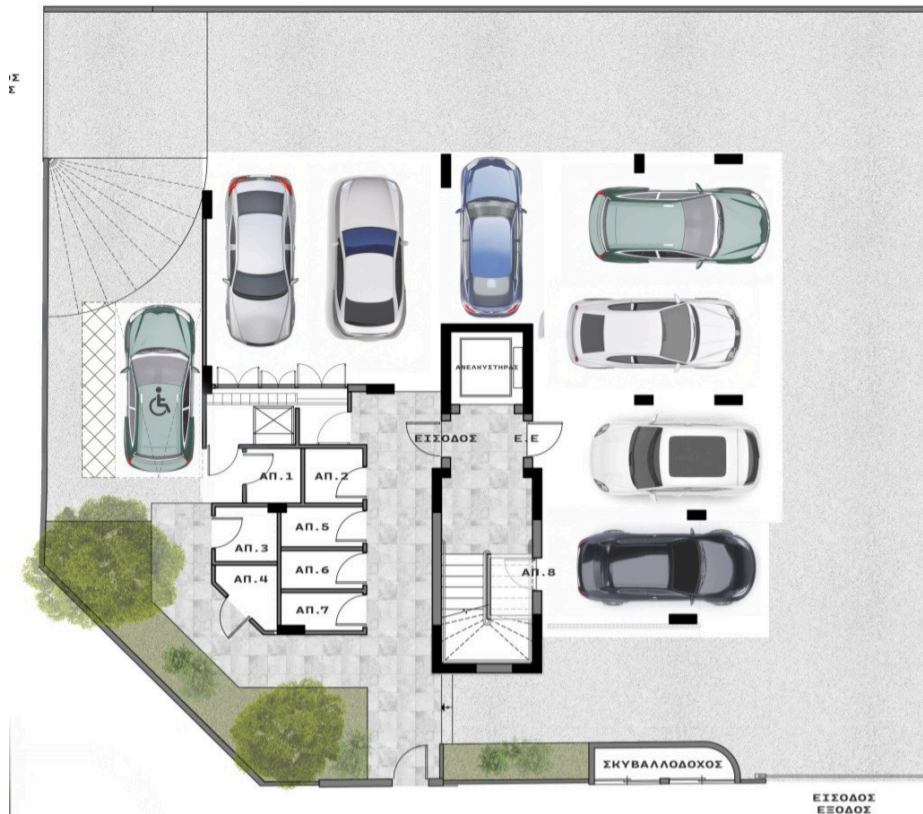
Residents benefit from covered parking, private storage, elevator access, and a secure modern development in one of central Limassol's most convenient residential neighborhoods. The building's striking contemporary architecture combines minimalist aesthetics with warm wood and concrete accents, creating a refined urban lifestyle.

Located just minutes from Limassol Marina, Makariou Avenue, schools, cafes, shops, and all essential amenities, Katholiki remains one of the city's most desirable residential areas for both homeowners and investors.

Ideal for permanent residence or investment opportunity in the heart of Limassol.



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Elevator

Parking, Covered

Solar water heater

Storage

## Features

Balcony

Bath

Bicycle parking

Bright

Ceramic tiles

City view

Combined kitchen and dining area

Connected to electric mains

Double glazing

Easy access to main roads

Energy efficient doors/windows

Fitted wardrobes

Guest WC

Heart of city center

Internet

Investment opportunity

Modern design

Municipal water/sewage

Near amenities

Near bus route

Next to green area

Open plan

Painted

Pipe-in-pipe plumbing system

Quiet area

Rental potential


Shutters, electric (provision)

Veranda

## Contact us



**Steve Stylianou**

 (+357) 99524651

 sstylianou@vivorealty.com.cy

