

74183395

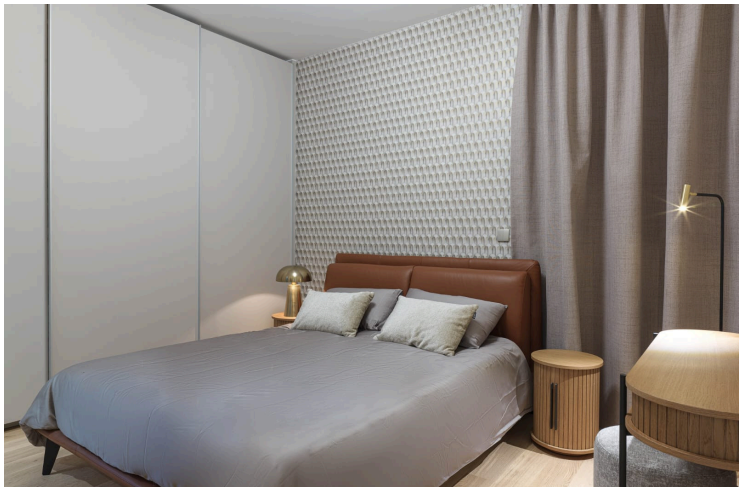
# MODERN 2 BEDROOM APARTMENT IN KATHOLIKI AREA

 Katholiki, Limassol

€800,000







# Overview

## Specifications

Bedrooms

 2


Bathrooms

 2

Covered

 125 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Covered veranda	<b>26 m<sup>2</sup></b>
Status	<b>Key ready</b>

Year of construction	<b>2025</b>
Furnished	<b>Fully furnished</b>
Energy efficiency rating	 <b>A</b>

## Description

For sale: A modern, fully furnished apartment in the sought-after area of Katholiki.

This key ready home offers 125 m<sup>2</sup> of comfortable living space with 2 spacious bedrooms and 2 stylish bathrooms- The 1 is ensuite. Situated on the 5th floor of a 6-floor modern building with an elevator, the apartment is designed for convenience and contemporary living.

Inside, you will find an energy efficiency A rating, central AC system, and underfloor heating for year-round comfort. The open-plan layout is bright and airy, finished with quality materials and luxury, tasteful furnishings, making it move-in ready. Step outside to enjoy the lovely communal swimming pool, garden, outdoor sport equipment, kids' playground, yoga area, club house, gym etc, perfect for relaxing or entertaining guests.

Katholiki is known for its vibrant urban atmosphere, blending classic charm with modern conveniences. The area is close to the highway and just minutes from shops, cafes, services, green area-park and public transport, offering everything you need at your doorstep.

Located in a secure, Boutique and Artistic gated complex, this apartment is an excellent choice for anyone seeking a stylish, hassle-free lifestyle in the heart of Katholiki. Contact Vivo Realty today to arrange a viewing and make this beautiful apartment your new home.



# Additional information

## Facilities

Aircondition, Central system

Elevator

Parking, Covered

Storage

Childrens playground

Gated complex

Pool, Communal

Clubhouse

Heating, Underfloor

Solar photovoltaic panels

## Features

Alarm system

Bright

Combined kitchen and dining area

Easy access to highway

En suite shower

Fitted wardrobes

Investment opportunity

Luxury specifications

Near bus route

Smart home automation

Suitable for work

Veranda

Balcony

CCTV

Door screen

Easy access to main roads

Entrance gate

Floor-to-ceiling windows

Kitchen appliances

Modern design

Next to green area

Sound insulation

Thermal insulation

Bathroom underfloor heating

Ceiling fans

Double glazing

Electric car charger

Entrance gate, automated

Guest WC

Kitchen island

Near amenities

Quiet area

Spacious rooms

Triple glazing

## Distances

Amenities

 100 m

Airport

 55 km

Sea

 800 m

Public transport

 100 m

Schools

 200 m

Resort


 800 m



## Contact us



**Georgia Kalliotou**

 (+357) 97744973

 [georginak@vivorealty.com.cy](mailto:georginak@vivorealty.com.cy)

