

3 Bedroom Penthouse in Katholiki, Limassol

For Sale : **€ 750,000**

Description
3-Bedroom Penthouse

Apartments & Living Spaces
This upcoming 3-bedroom, 2-bathroom penthouse occupies the top (fourth) floor of the Aura Residence development in Katholiki, one of Limassol's most established central neighbourhoods. Designed to reflect a contemporary Mediterranean lifestyle, the residence offers 115 m² of internal covered living space combined with exceptional outdoor areas, creating a refined and generously proportioned home.

The main living area is designed as a bright and central space, combining the kitchen, dining, and lounge into one harmonious environment. Large openings invite natural light deep into the interior and create a seamless connection between indoors and outdoors. The residence benefits from a 24 m² covered veranda, a 22 m² uncovered veranda, and an exclusive 54 m² private roof garden — providing exceptional outdoor living areas ideal for relaxation and entertaining with elevated views over the city.

Bedrooms
The three bedrooms are designed as calm and private retreats, offering a peaceful atmosphere away from the main living areas. Each room is well-proportioned, allowing for comfortable furnishing with wardrobes, bedside tables, and additional elements such as a desk or dressing area.

Large windows enhance both natural light and ventilation, creating a fresh and airy environment throughout the day. The design focuses on simplicity and elegance, using high-quality materials and neutral tones to create a relaxing and timeless feel.

The master bedroom offers a more spacious layout with additional storage solutions and a refined sense of privacy, while the remaining bedrooms provide flexible use as guest rooms, a home office, or children's rooms — making the home well suited to both family living and hosting visitors.

Overall Feel
Every room is designed with attention to detail, ensuring a balance between style and practicality. The combination of natural light, modern finishes, and well-planned layouts creates living spaces that feel both comfortable and sophisticated — perfectly suited for contemporary urban living in one of Limassol's most desirable central areas.

The project is ideally positioned in the charming and well-established Katholiki neighbourhood, offering easy access to the city's business districts, shopping destinations, restaurants, cafés, schools, and essential services. Residents enjoy the convenience of a vibrant urban lifestyle while maintaining a sense of privacy and tranquillity.

In total, the unit measures 215 m² across its internal and external areas. The property is rated Energy Efficiency Grade A, with high-quality construction and modern, energy-efficient features throughout. Includes one parking space — ideal for both end-users and investors seeking a distinctive penthouse residence with strong rental potential in a prime central Limassol location.

Details

Property Type: **Apartment**
Website
Status: **Available**
Unit Number: **401**

Main Features

Property Subtype: **Penthouse**
Bathrooms: **2**
Construction Stage: **Under Construction**
Covered Parking: **1**
Bedrooms: **3**

Area

Internal Area: **115m²**
Covered Area: **115m²**
Covered Verandas: **24m²**
Total Area: **213m²**
Uncovered Verandas: **21m²**
Roof Garden Area: **54m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door

Gallery



























