

## 3 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

This is a small new luxury block of apartments with only 5 flats in total. There are 2 flats with 1 bedroom each on the first floor a 2 bedroom whole floor flat on each of the 2nd and 3rd floors and a 3 bedroom flat that takes the whole 4th floor. The area is abundant with all the necessary amenities and it is only a couple of minutes from the Limassol Marina and the beautiful coastline. Apt. no. 401 takes the whole 4th last floor and it comes with 95 sq.m of net inside area 23 sq.m of covered veranda plus another 27 sq.m of uncovered verandas. Each flat benefits from a covered parking space and a storage room. Projected completion October 2024

### Property Info

Covered Area	<b>95</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL27854</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

**Location:** Nicosia - Agios Ioannis Region: **Limassol**

## Price: €455 000 + VAT

VAT for this property is **€22,750** or **€86,450**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 789.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€455 000 on Oct 30, 2023



