

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

3-Bedroom Apartment – Spacious Elegance with Panoramic Views ✖

Living & Dining

The apartment opens into a generous open-plan living and dining area, designed for families and those who enjoy entertaining. Expansive sliding doors lead to a large covered veranda, where residents can enjoy magnificent views of the sea and Limassol city skyline. The seamless indoor-outdoor flow makes it a perfect space for gatherings and everyday relaxation.

Kitchen

The kitchen is both stylish and functional, fitted with high-quality cabinetry, sleek countertops, and premium finishes. Its design provides ample storage and workspace while remaining fully integrated into the social h...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>111</b> |
| Covered Veranda        | <b>16</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>5</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>1066</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

#### Amenities

- Parking

#### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.6720818 / 33.0279601**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>€4 459.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€450 000 on Jan 5, 2024  
 €495 000 on Sep 27, 2025

