

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

2-Bedroom Apartment – Stylish Modern Living ✖

Living & Dining

The open-plan living and dining area is designed for contemporary lifestyles, offering space for family comfort and stylish entertaining. Large windows bring in natural light, while sliding doors open to a private covered veranda, blending indoor and outdoor living.

Kitchen

The kitchen is sleek and functional, equipped with high-quality cabinetry, countertops, and finishes. Its open integration makes it both practical for everyday cooking and elegant in design.

Bedrooms

Two spacious bedrooms are designed for flexibility and comfort. The master includes built-in wardrobes and direct access...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>98</b> |
| Covered Veranda        | <b>16</b> |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>1075</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:** **34.6763953 / 33.0206833**

**Price: €375 000 + VAT**

VAT for this property is **€18,750** or **€71,250**. 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>€3 827.00/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> |
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**Price change history**

€345 000 on Jan 5, 2024  
€375 000 on Jan 15, 2025





