

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

The project concerns the development of an amazing luxurious 3 storey development used as residences exactly in the center of Limassol, making  it the perfect place for unrivalled living experience for new couples and families.

The development is a three-storey building, built in a 521 m2 plot, offering 2 and 3 bedrooms apartments. The units are ideal for new couples, families and people that are working in Limassol due to the fact that the plot is between the old city, Limassol Marina, Limassol Port, My Mall and of the plethora of the facilities.

(Construction Period: approx. 18 months)

### STRATEGIC LOCATION

- Quite area
- Area under development
- 2 ...

### Property Info

		Plot / Area Info	Additional info
Covered Area	<b>110</b>		Reference Number
Covered Veranda	<b>22</b>		Property type
Floor Number	<b>2</b>	Parking	Condition
Total Number of Floors	<b>3</b>		Construction Year
Energy Efficiency	<b>A</b>		Bathrooms

### Amenities

	Location	
• Elevator	<b>Location:</b> Nicosia - Agios Ioannis <b>Coordinates:</b> 34.673889818291 / 33.014869969942	Region: <b>Limassol</b>

## Price: €296 000 + VAT

VAT for this property is **€14,800** or **€56,240**. 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 Price per SQM	<b>None</b> <b>€2 691.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€260 000 on Jan 5, 2024  
€265 000 on Apr 28, 2024  
€269 000 on Jul 30, 2024  
€277 000 on Sep 19, 2024  
€260 000 on Dec 15, 2024  
€292 000 on Jan 8, 2025  
€296 000 on May 13, 2025

