

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

Elegance meets modern comfort in this brand-new luxury house for sale in Limassol. Boasting three bedrooms, including a lavish ensuite master bedroom, and a guest toilet, the residence is adorned with the finest materials and luxury specifications. Fully furnished with top-tier appliances, the house offers a seamless blend of style and functionality. With two parking spaces, electrical shutters, A/C provision, and central heating provision, every detail has been carefully considered. Situated just steps from the heart of Limassol and the marina, the location provides unparalleled centrality for a sophisticated lifestyle.

Your dream home awaits!

#### Property Info

Covered Area **182**  
 Furnishing **Furnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **323**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **18606**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

- Guest WC

#### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.674415696334 / 33.033451507817**

## Price: €1 100 000 + VAT

VAT for this property is **€82,077** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 044.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 050 000 on Feb 3, 2024  
 €1 100 000 on Dec 10, 2025











