

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

### Property Overview:

This exquisite 2-bedroom apartment, located on the fourth floor of a newly constructed, modern complex, offers 123.30sqm of total covered area. With an internal living space of 86sqm, a large covered veranda of 20sqm, a private storage area of 3.30sqm, and 14sqm of common area, this apartment is designed for those who appreciate the luxury of space, comfort, and sophistication.



### Prime Location:

Perfectly positioned in the very center of Limassol, this apartment provides residents with the best of both worlds—a tranquil and stylish retreat, just a stone's throw away from the city's bustling heart. Within walking distance to Limassol Marina a...

### Property Info

Covered Area	<b>123.3</b>
Covered Veranda	<b>20</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>A-120699</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Nicosia - Agios Ioannis  
Coordinates: **34.67961093 / 33.01559505**

Region: **Limassol**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 415.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€383 250 on Sep 4, 2023  
 €390 000 on Mar 2, 2024  
 €420 000 on Mar 29, 2024



