

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

A new project is located in the historic district of Limassol – Agios Ioannis. Located in close proximity to the new Marina, within walking distance to bakeries, fruit stalls, pharmacies, and other shops.

### Key Features

- Smart layout in each apartment
- Premium design and turnkey finishing
- Covered parking and storage room for each apartment
- High-quality construction materials, tiles, and plumbing
- Solar panels
- Double-glazed windows
- Photocells in public areas
- Warm multi-layer heat-saving facades
- Energy Efficiency A

### AVAILABILITY

Apartment 1st floor

Internal area 84,45 sq.m.

Covered veranda 26,25 sq.m.

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### Property Info

### Plot / Area Info

Covered Area **111**

### Additional info

Reference Number	<b>51168</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Nicosia - Agios Ioannis Region: **Limassol**

## Price: €380 025 + VAT

VAT for this property is **€19,001** or **€72,205**. 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>€3 424.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€378 000 on May 26, 2024  
 €380 025 on Nov 28, 2024





