

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

Contemporary Comfort – 2-Bedroom Apartment in Limassol



The two-bedroom apartment is designed for those who desire both space and elegance, making it ideal for small families, professionals, or couples who love to host. Its central location places the city’s best amenities at your doorstep while offering a serene and private living environment.

### Design & Architecture

The apartment showcases modern architectural styling with open layouts and expansive glazing. Natural light floods the interiors, while wide balconies extend living areas outdoors, creating a smooth transition between interior elegance and exterior city views.

### Interiors & Finishes

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#### Property Info

Covered Area	<b>123</b>
Covered Veranda	<b>20</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>7981</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>1</b>

#### Amenities

- Parking

#### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.673313 / 33.019709**

## 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 415.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€420 000 on May 27, 2024

