

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

Two houses for sale in Agios Ioannis Area, Near Marina.

Plot Size: 254 sqm Building Density: 140%

This property includes two houses on a 254 sqm plot in the Agios Ioannis area, close to the marina:

Front House: 2 bedrooms

Back House: 2 bedrooms

Both houses are in need of renovation, offering a great opportunity for redevelopment or customization. The property features two AHK (Air Conditioning and Heating) meters and one water meter. Separate title deeds are available for each house.

### Property Info

Covered Area **170**  
Air Conditioning **Yes**

### Plot / Area Info

Plot area **254**

### Additional info

Reference Number **53548**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1990 and older**  
Bathrooms **2**

### Amenities

- Air Conditioning

### Location

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

## Price: €300 000 + VAT

VAT for this property is **€19,941** or **€57,000**. 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>~€8 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 765.00/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

€300 000 on Aug 31, 2024

