

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

The project concerns the development of an amazing luxurious 3 storey development used as residences exactly in the center of Limassol, making it the perfect place for unrivalled living experience for new couples and families. 

The development is a three-storey building, built in a 521 m2 plot, offering 2 and 3 bedrooms apartments. The units are ideal for new couples, families and people that are working in Limassol due to the fact that the plot is between the old city, Limassol Marina, Limassol Port, My Mall and of the plethora of the facilities.

(Construction Period: approx. 18 months)

### STRATEGIC LOCATION

- Quite area
- Area under development
- 2 ...

### Property Info

Covered Area	<b>110</b>
Covered Veranda	<b>22</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>6308</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Nicosia - Agios Ioannis

Coordinates: **34.673889818291 / 33.014869969942**

Region: **Limassol**

## Price: €328 000 + VAT

VAT for this property is **€16,400** or **€62,320**. 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>€2 982.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

- €305 000 on Sep 10, 2024
- €312 000 on Sep 19, 2024
- €330 000 on Jan 8, 2025
- €328 000 on May 13, 2025

