

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

An exquisite residential building located in the vibrant Agios Ioannis area at the heart of Limassol. Perfectly positioned less than 700 meters from the beach and under 1 kilometer from the bustling Limassol Marina, residence offers unparalleled access to the best the city has to offer. This prime location is surrounded by significant development, with numerous high-rise buildings emerging, making it the epicenter of growth and modern urban living.

Complex features eight meticulously designed apartments. Adding to the allure, the two apartments on the fourth floor boast their own private roof gardens with exclusive swimming pools, offering residents a high level of luxury and breath...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>133</b>            |
| Covered Veranda        | <b>28</b>             |
| Floor Number           | <b>2</b>              |
| Total Number of Floors | <b>4</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>231705</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.6733125 / 33.0277656**

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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>€3 120.00/m²</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

€415 000 on Sep 10, 2024

