

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

2-Bedroom Apartment – Agios Ioannis, Limassol

These elegant 2-bedroom apartment are located in a boutique residential building in the well-connected area of Agios Ioannis, Limassol. Designed for modern urban living, each residence offers an open-plan layout combining kitchen, dining, and living areas, ideal for both functionality and comfort. Two well-proportioned bedrooms, including a master with en-suite, offer privacy and ease for everyday life, while a large covered veranda extends the living space outdoors.

Set within a beautifully designed development of just 30 units, this residence provides a sense of exclusivity and enhanced security. The apartments are ideal for ...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>117</b> |
| Covered Veranda   | <b>21</b>  |
| Uncovered Veranda | <b>15</b>  |
| Floor Number      | <b>3</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>234791</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

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

## Price: €300 000 + VAT

VAT for this property is **€15,000** 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 564.00/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

€300 000 on Feb 9, 2025

