

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

Modern apartment in Agios Ioannis area close to the centre Marina and castle area. Also short drive to the casino and mall. Common swimming pool bbq area gym co working area and other facilities. Parking and storage. Construction will start in June 2025 and the project will be finished in December 2026. Close to all amenities.

### Property Info

Covered Area	<b>53</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL45571</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Balcony

### Location

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

## Price: €249 000 + VAT

VAT for this property is **€12,450** or **€47,310**. 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>~€6 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 698.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
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## Price change history

€249 000 on Mar 13, 2025



