

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

This stunning two-bedroom residence is located in a prestigious waterfront development in the heart of Limassol, Cyprus. Positioned near Limassol Marina and the Old Town's shopping and business district, the apartment offers a perfect blend of luxury and convenience.



Designed to the highest standards, the apartment features spacious interiors, upgraded finishes, and premium appliances throughout. Floor-to-ceiling windows frame panoramic views of the Mediterranean Sea, flooding the living spaces with natural light and creating a sense of calm and sophistication.

The thoughtful layout includes an open-plan living and dining area, a modern kitchen, two generously sized bedroo...

Property Info		Plot / Area Info		Additional info	
Covered Area Covered Veranda Floor Number	114 29 24	Pool	Common, Yes	Reference Number Property type	1974 Apartment
Total Number of Floors Energy Efficiency	35 A	Parking	Covered, Yes	Condition Bathrooms View	Under Construction 2 Sea view
Air Conditioning	All rooms, Yes			_	

Amenities Location

Location: Nicosia - Agios Ioannis Region: Limassol

Parking

Coordinates: **34.669076179525** / **33.031323661568** 



Price: €1 495 000 + VAT

VAT for this property is €74,750 or €284,050. 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 Excluded Title transfer fee None Common expenses None Price per SQM €13 114.00/m²

## **Representative: RealDeal Estates**

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## **Price change history**

€1 495 000 on Apr 8, 2025



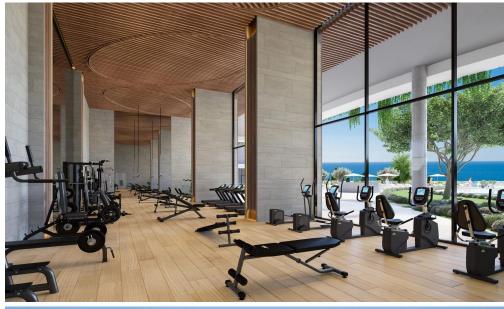












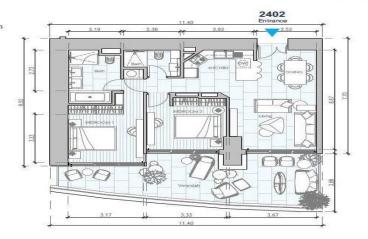








Preliminary Apartment Plan



Mediterranean Sea