

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

Apartment No. 1303 is a stunning property located in an exclusive waterfront development located in the new centre of Limassol, Cyprus. It is situated close to Limassol Marina and the Old Town Shopping and Business Centre, making it a convenient and desirable location.



The development presents 1, 2, and 3-bedroom units for sale, catering to a range of preferences and lifestyles. To make the purchasing process even more convenient, easy payment terms are available, ensuring a seamless and flexible experience. Each unit within the collection will feature upgraded finishes, exquisite furniture, and top-of-the-line appliances.

New benchmarks in luxury living, seamlessly blending...

Property Info

|                        |     |
|------------------------|-----|
| Covered Area           | 156 |
| Covered Veranda        | 30  |
| Floor Number           | 13  |
| Total Number of Floors | 30  |
| Energy Efficiency      | A   |

Plot / Area Info

|      |             |
|------|-------------|
| Pool | Common, Yes |
|------|-------------|

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 2271      |
| Property type    | Apartment |
| Bathrooms        | 2         |

Amenities

Location

Location: Nicosia - Agios Ioannis      Region: Limassol  
Coordinates: 34.668934996303 / 33.031253511521

## Price: €1 334 000 + VAT

VAT for this property is **€73,883** or **€253,460**. 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>~€49 960.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 551.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 334 000 on Apr 8, 2025











