

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

This project is located in Agios Ioannis area, Limassol, close to all facilities. It consists of 8 (7 of 2-bedroom, 1 of 1-bedroom) luxurious modern apartments, each with covered parking. The structure of the building gives to the resident a unique feeling of exclusivity and security.



All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>100</b> |
| Covered Veranda        | <b>18</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>2852</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.67629313 / 33.02061389**

## Price: €375 000 + VAT

VAT for this property is **€18,750** or **€71,250**. 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>€3 750.00/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

€375 000 on Apr 8, 2025

















