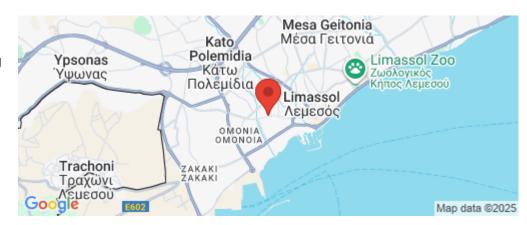


3 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

This is a new residential complex located in the charming area of Agios Ioannis, steeped in the true Mediterranean spirit. Here, you'll find the perfect balance between tranquility and the dynamics of city life, enjoying proximity to the historic center and the new Marina.



Your comfortable space:

- Thoughtful layouts: 6 one-bedroom and 5 two-bedroom apartments, designed with modern needs in mind, providing maximum comfort and functionality.
- Premium design: Exquisite finishes create an atmosphere of elegance and coziness.
- Photovoltaic systems: Benefit from reduced electricity costs with individual photovoltaic systems.
- Unde...

Property Info		Plot / Area Info		Additional info	
Covered Area	106				
Covered Veranda	22	Parking Covered, Yes	Reference Number	2652	
Uncovered Veranda	3		Covered Vec		3652
Floor Number	4		Covered, tes	Property type	Apartment
Total Number of Floors	4			Bathrooms	2
Energy Efficiency	A				

Amenities Location



Location: Nicosia - Agios Ioannis

Coordinates: **34.6745002533** / **33.025218874838**

Region: **Limassol**



Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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	Excluded	Title transfer fee	~ €16 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€4 717.00/m ²		None

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/F	Legal name	Feneria Estates (Limassol-Panhos) Limited

3/7

Phone: +35725255505, +35794001333

Price change history

€500 000 on Apr 8, 2025





























FLOOR 4

Flat # 401

Internal Area: 84.9 m2 Covered verandas area: 28.25 m2 Covered roof garden: 64.6 m2 Total area: 113.15 m2 Uncovered Veranda area: 4.35 m2 Bedrooms: 2 Parking space: 1 Storage unit: 4.3 m2

Flat # 402

Internal Area: 84.45 m2 Covered verandas area: 22.35 m2 Covered roof garden: 60.1 m2 Total area: 110.7 m2 Uncovered Veranda area: 3.9 m2 Bedrooms: 2 Parking space: 1 Storage unit: 3 m2

