

### 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	<b>106</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>3</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

Parking **Covered, Yes**

Reference Number	<b>3652</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

- Roof Garden

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.6745002533 / 33.025218874838**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€16 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 717.00/m<sup>2</sup></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

€500 000 on Apr 8, 2025









## FLOOR 4

### Flat # 401

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

### Flat # 402

Internal Area: 84.45 m<sup>2</sup>  
 Covered verandas area: 22.35 m<sup>2</sup>  
 Covered roof garden: 60.1 m<sup>2</sup>  
 Total area: 110.7 m<sup>2</sup>  
 Uncover Veranda area: 3.9 m<sup>2</sup>  
 Bedrooms: 2  
 Parking space: 1  
 Storage unit: 3 m<sup>2</sup>

