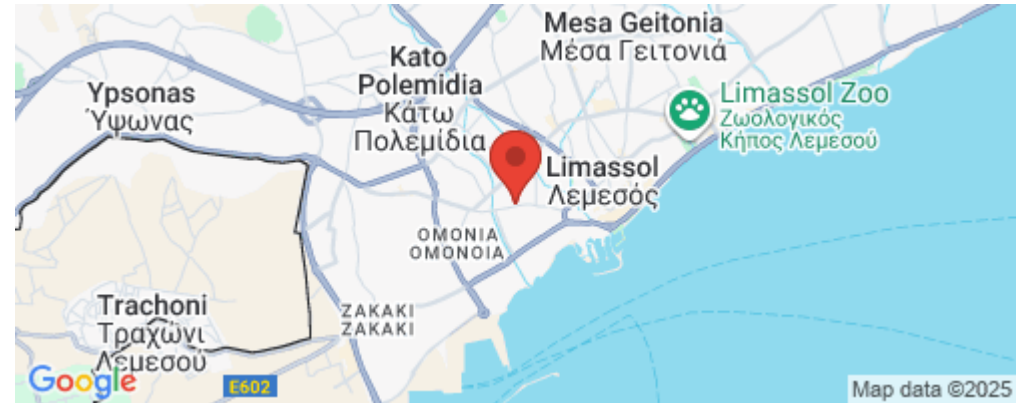


3 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

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

Covered Area	106
Covered Veranda	22
Uncovered Veranda	3
Floor Number	4
Total Number of Floors	4
Energy Efficiency	A

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	3652
Property type	Apartment
Bathrooms	2

Amenities

Location



- Roof Garden

Location: Nicosia - Agios Ioannis

Region: **Limassol**

Coordinates: **34.6745002533 / 33.025218874838**

www.index.cy - All Cyprus Real Estate

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/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
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

