

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

Located in a vibrant yet peaceful area of Limassol, this elegant four-story development introduces a curated collection of one- and two-bedroom apartments, along with an exclusive penthouse featuring a private roof garden and sweeping views of the city skyline. Designed with contemporary aesthetics and functionality in mind, each residence includes an open-plan kitchen, en-suite master bedroom, guest bathroom, built-in wardrobes, and ample storage both inside and out. Every unit also comes fully furnished with complete design packages—ready for immediate enjoyment or rental. For buyers seeking flexibility, the two-bedroom apartments on the second floor can be reconfigured in...

| Property Info           | Plot / Area Info  | Additional info   |
|-------------------------|---|---|
| Covered Area <b>105</b> |   | Reference Number <b>p65000</b><br>Property type <b>Apartment</b><br>Construction Year <b>2026</b><br>Bathrooms <b>2</b> |
| Amenities               | Location  |   |
|                         | <b>Location:</b> Nicosia - Agios Ioannis Region: <b>Limassol</b><br>Coordinates: <b>34.6784 / 33.0329</b> |   |

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 333.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
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## Price change history

€350 000 on Apr 19, 2025









