

## 2 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 Veranda	<b>15</b>
Uncovered Veranda	<b>10</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **4281**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

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

**Price: €400 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€12 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>N/A</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**

€400 000 on Apr 27, 2025







## FLOOR 2

### Flat # 201

Internal Area: 51.2 m<sup>2</sup>  
 Covered verandas area: 12.9 m<sup>2</sup>  
 Total area: 64.1 m<sup>2</sup>  
 Bedrooms: 1  
 Parking space: 1  
 Storage unit: 2.7 m<sup>2</sup>

### Flat # 202

Internal Area: 53.7 m<sup>2</sup>  
 Covered verandas area: 19.9 m<sup>2</sup>  
 Total area: 73.3 m<sup>2</sup>  
 Bedrooms: 1  
 Parking space: 1  
 Storage unit: 3.1 m<sup>2</sup>

### Flat # 203

Internal Area: 84.45 m<sup>2</sup>  
 Covered verandas area: 15.6 m<sup>2</sup>  
 Uncovered Veranda area: 10.65 m<sup>2</sup>  
 Total area: 100.05 m<sup>2</sup>  
 Bedrooms: 2  
 Parking space: 1  
 Storage unit: 2.7 m<sup>2</sup>

