

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

1-Bedroom Apartment - Modern Comfort & Contemporary Style

The one-bedroom apartment is perfect for those who value both functionality and refined design. Its spacious open-plan living and dining area flows seamlessly into a sleek, modern kitchen fitted with premium finishes. Double sliding glass doors open onto a private balcony, connecting the indoors with the vibrant city atmosphere.

The bedroom is generously sized, offering privacy and comfort with built-in wardrobes and abundant natural light. A modern bathroom with high-quality ceramics and fittings adds a touch of sophistication to everyday living.

Outside your door, an array of amenities await: a large commu...

Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area	63			Reference Number	236818
Covered Veranda	9			Property type	Apartment
Floor Number	1	Parking	Covered, Yes	Condition	<b>Under Construction</b>
Total Number of Floo	rs <b>4</b>			Construction Year	2026
Energy Efficiency	A			Bathrooms	1

## Amenities Location

• Parking Location: Nicosia - Agios Ioannis Region: Limassol



Price: €253 000 + VAT

VAT for this property is €12,650 or €48,070. 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 E	Evaluded	Title transfer fee	None	Common ovnensos	None
	Excluded	Price per SOM	€4 016.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010** 

## **Price change history**

€230 000 on May 8, 2025 €253 000 on Sep 18, 2025

















