

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

### 2-Bedroom Apartment - Space, Versatility & Lifestyle

The two-bedroom apartment is designed for those who need more space without compromising on modern design and comfort. Ideal for families, professionals who work from home, or those who entertain frequently, it offers a flexible layout that adapts to your lifestyle.

The open-plan living and dining area opens directly onto a wide private balcony, creating the perfect setting for gatherings or quiet relaxation. The modern kitchen is both functional and elegant, with sleek cabinetry and ample counter space.

The master bedroom offers privacy and style with built-in wardrobes and direct balcony access, while the secon...

#### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>17</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking

#### Additional info

Reference Number	<b>236829</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Nicosia - Agios Ioannis **Region:** Limassol

## Price: €389 000 + VAT

VAT for this property is **€19,450** or **€73,910**. 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 Price per SQM	<b>None</b> <b>€3 740.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€353 000 on May 8, 2025

€389 000 on Jan 13, 2026





