


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

This is a sleek new development located in the vibrant neighbourhood of Agios Ioannis, Limassol. This boutique project consists of just 10 contemporary 1 & 2 bedroom apartments, including two exclusive penthouses, spread across four stylishly designed floors. 

Each residence features spacious interiors, 1 or 2 bathrooms, high-quality finishes, and a modern aesthetic that blends functionality with elegance. Private parking and smart layouts add to the comfort and practicality of urban living.

Situated in a well-connected area close to schools, shops, and key transport links, this project offers an exceptional opportunity for both homebuyers and savvy investors.

### Property Info

Covered Area	<b>93</b>
Covered Veranda	<b>15</b>
Floor Number	<b>4</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>6445</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
 Coordinates: **34.675517408068 / 33.025438785553**

## Price: €419 000 + VAT

VAT for this property is **€20,950** or **€79,610**. 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>~€13 360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 505.00/m<sup>2</sup></b>		

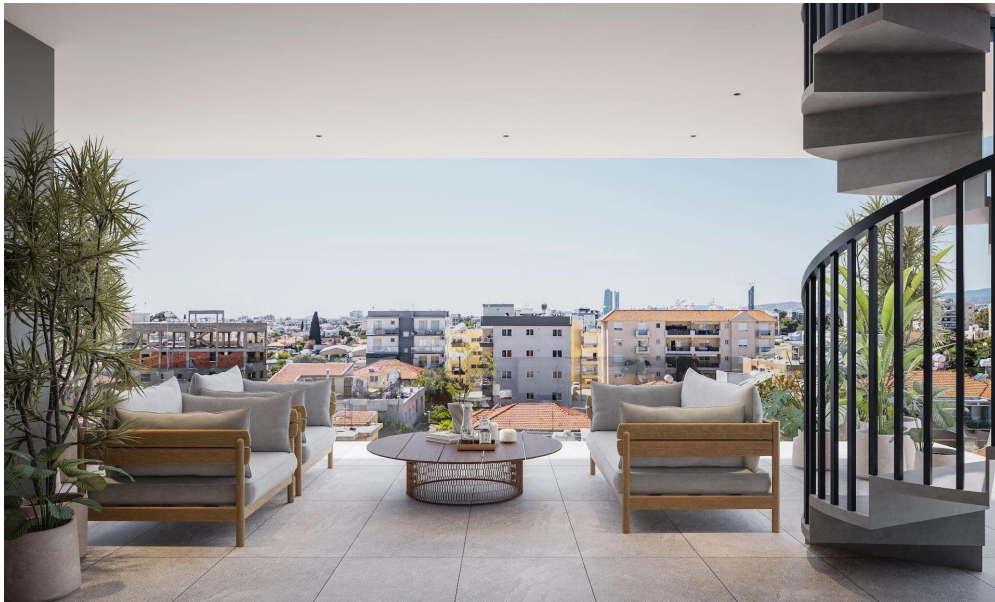
## Representative: RealDeal Estates

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>
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## Price change history

€377 000 on May 30, 2025  
 €389 000 on Aug 14, 2025  
 €399 000 on Oct 2, 2025  
 €419 000 on Apr 17, 2026





## Ground Floor



## Roof Garden

