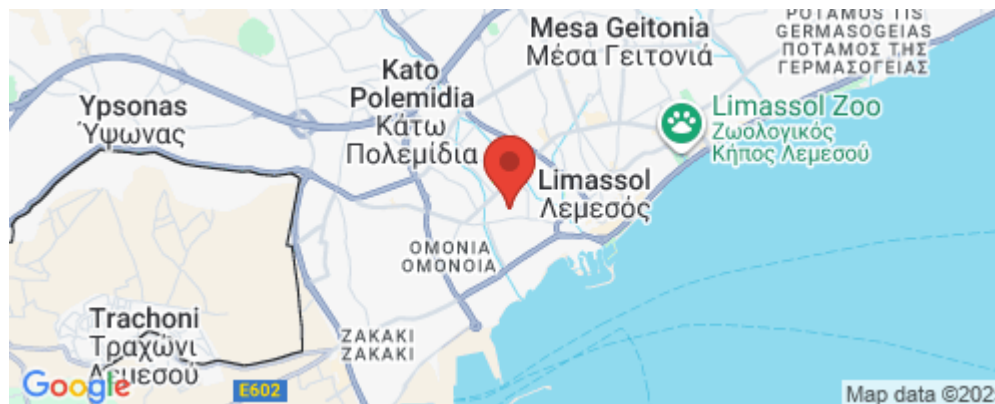


2 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

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	115
Covered Veranda	39
Floor Number	4

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	6446
Property type	Apartment
Bathrooms	2

Amenities

- Roof Garden

Location

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

Region: **Limassol**

Price: €399 000 + VAT

VAT for this property is **€19,950** or **€75,810**. 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	Excluded	Title transfer fee	~€12 560.00	Common expenses	None
		Price per SQM	€3 470.00/m²		

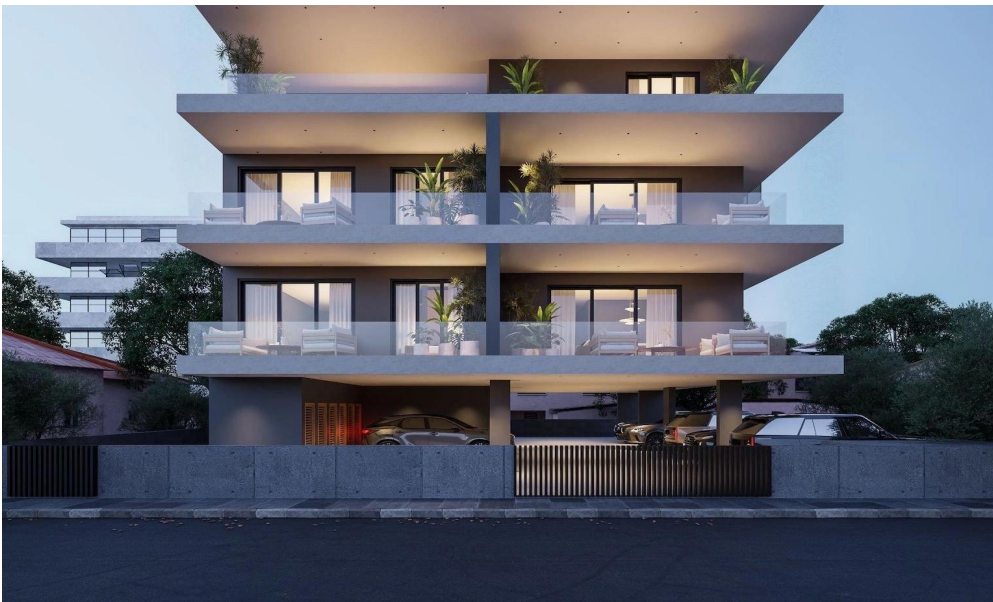
Representative: RealDeal Estates

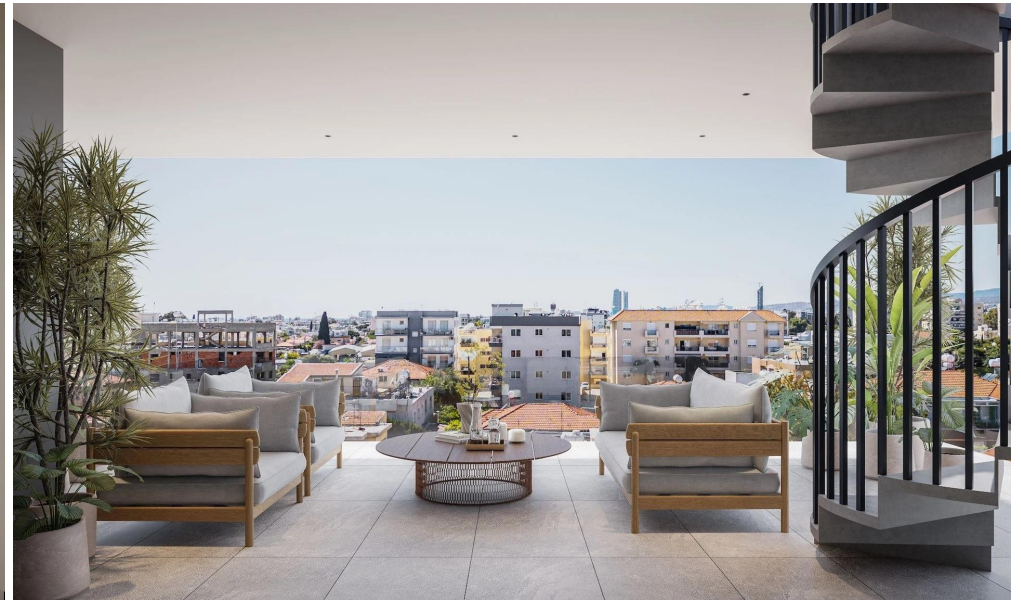
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€389 000 on May 30, 2025

€399 000 on Aug 14, 2025





Fourth Floor



Roof Garden

