

393m² Building for Sale in Nicosia - Agios Ioannis, Limassol District

Modern Residential Building - Delivery in January 2026

A brand-new residential building is available for sale, currently in the final stages of construction with delivery expected in January 2026 (in just 6 months).

2- 2 Bedroom

2- 1 Bedroom

Plot size: 280 m²

Building density: 140%

Total covered area: 393 m²

Location: Near Pefkos Hotel, just 5 minutes from the Marina and the Old Town.

This is an excellent opportunity for investors or families looking for a modern residence close to the city center, while still enjoying peace and easy access to all amenities. Ideal for use as a private residence, rental investment, or mixed-use property...

Property Info

Covered Area **393**
Energy Efficiency **A**

Plot / Area Info

Plot area **280**

Additional info

Reference Number **238333**
Property type **Building**
Condition **Under Construction**
Construction Year **2026**

Amenities

Location

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

Price: €1 100 000 + VAT

VAT for this property is **€150,221** or **€209,000**. 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	None	Common expenses	None
		Price per SQM	€2 799.00/m²		

Representative: MySpace

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Price change history

€1 100 000 on Jul 29, 2025



