

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		Plot / Area I	nfo	Additional info		
	393 A			Reference Number	238333	
Covered Area Energy Efficiency		Plot area	280	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 avnances	None
		Price per SOM	€2 799.00/m ²	Common expenses	None

Representative: MySpace

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Price change history

€1 100 000 on Jul 29, 2025

















