

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

This 2 Bedroom apartment is ideally situated in one of Limassol's most buzzing area, this residential project offers a perfect balance of city living and luxurious tranquility.

Situated in a quiet residential neighbourhood, it's still well within the heart of the city, just a few minutes away from the famous Limassol Marina and the Old Town centre; enabling residents to enjoy the multitude of perks of city life with the added benefit of still preserving their peace. High-rated schools, world-class restaurants, cafés, and shopping centres are all just a few minutes away.

Property Info		Plot / Area Info		Additional info	
Covered Area	103			Reference Number	238648
Covered Veranda	20			Property type	Apartment
Floor Number	4	Parking	Covered, Yes	Condition	<b>Under Construction</b>
Total Number of Floors 4				Construction Year	2026
Energy Efficiency	Α			Bathrooms	2

## Amenities Location

• Parking Location: Nicosia - Agios Ioannis Region: Limassol



Price: €394 000 + VAT

VAT for this property is €19,700 or €74,860. 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 ovnences	None
		Price per SQM	€3 825.00/m <sup>2</sup>	Common expenses	

## **Representative: MySpace**

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## **Price change history**

€394 000 on Aug 12, 2025



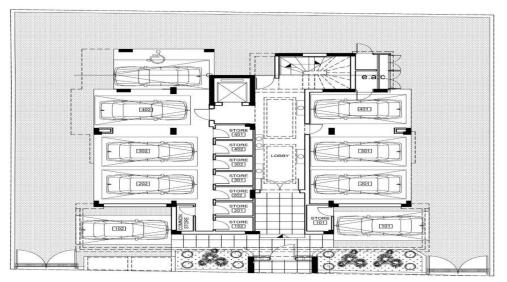












**Ground Floor Plan**