

## 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

Covered Area	<b>103</b>
Covered Veranda	<b>20</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

Reference Number	<b>238648</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 825.00/m²</b>		

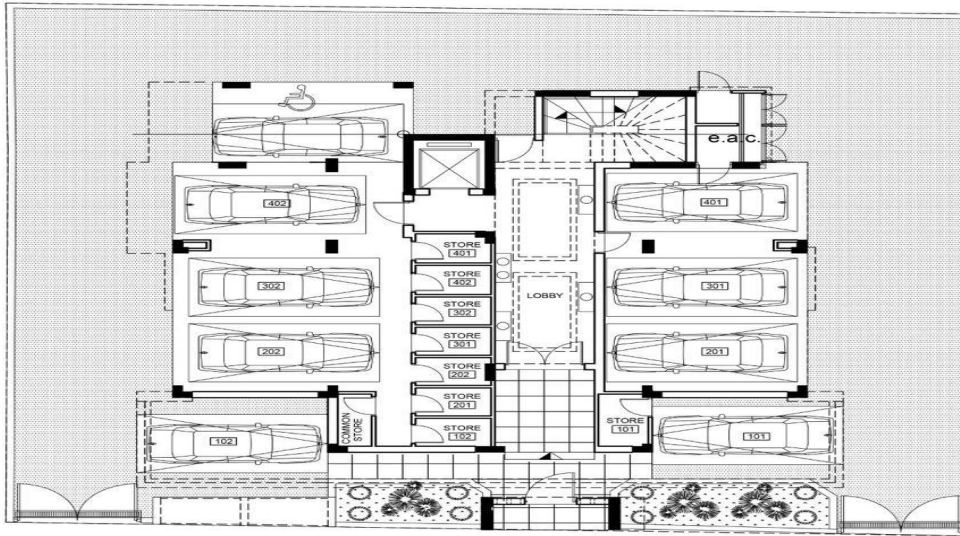
## Representative: MySpace

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## Price change history

€394 000 on Aug 12, 2025





Ground Floor Plan