

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

This stunning two-bedroom residence is located in a prestigious waterfront development in the heart of Limassol, Cyprus. Positioned near Limassol Marina and the Old Town's shopping and business district, the apartment offers a perfect blend of luxury and convenience.



Designed to the highest standards, the apartment features spacious interiors, upgraded finishes, and premium appliances throughout. Floor-to-ceiling windows frame panoramic views of the Mediterranean Sea, flooding the living spaces with natural light and creating a sense of calm and sophistication.

The thoughtful layout includes an open-plan living and dining area, a modern kitchen, two generously sized bedroo...

Property Info		Plot / Area Info		Additional info	
Covered Area	114			Reference Number	8360
Covered Veranda	29	Pool Parking	Common, Yes Covered, Yes	Property type	Apartment
Floor Number	12			Condition	<b>Under Construction</b>
<b>Total Number of Floors</b>	30	raikiliy		Bathrooms	2
Energy Efficiency	Α			View	Sea view

Amenities	Location	
• Darking	Location: Nicosia - Agios Ioannis	Region: <b>Limassol</b>
• Parking	Coordinates: <b>34.669049707684</b> / <b>33.031264552945</b>	



Price: €1 492 000 + VAT

VAT for this property is €74,600 or €283,480. 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

Price per SQM €13 088.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **Price change history**

€1 492 000 on Aug 13, 2025























