

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

This elegant one-bedroom residence is located in a prestigious waterfront development in the heart of Limassol, Cyprus. Ideally positioned near Limassol Marina and the Old Town's vibrant shopping and business district, the apartment offers both refined living and exceptional convenience.



Crafted to the highest standards, the apartment features modern interiors, upgraded finishes, and premium appliances throughout. Floor-to-ceiling windows provide sweeping views of the Mediterranean Sea, bathing the space in natural light and creating an airy, sophisticated atmosphere.

The smart layout includes an open-plan living and dining area, a fully equipped contemporary kitchen, a sp...

Property Info		Plot / Area Info		Additional info	
Covered Area	75			Reference Number	8368
Covered Veranda	18	Pool Parking	Common, Yes Covered, Yes	Property type	Apartment
Floor Number	6			Condition	Under Construction
Total Number of Floors	30			Bathrooms	1
Energy Efficiency	A			View	Sea view

Amenities	Location				
• Parking	Location: Nicosia - Agios Ioannis	Region: Limassol			
• Falkilly					

Coordinates: 34.669049707684 / 33.031264552945



Price: €860 000 + VAT

VAT for this property is €43,000 or €163,400. 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 €11 467.00/m²

Common expenses None

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Price change history

€860 000 on Aug 13, 2025























