

## 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

Covered Area	<b>77</b>
Covered Veranda	<b>21</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>30</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8369</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Nicosia - Agios Ioannis

Region: **Limassol**

Coordinates: **34.669049707684 / 33.031264552945**

## Price: €877 000 + VAT

VAT for this property is **€43,850** or **€166,630**. 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>€11 390.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€877 000 on Aug 13, 2025





