

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

1 Bedroom Apartment situated in the picturesque neighborhood of Agios Ioannis, embodying the authentic Mediterranean spirit. This development offers residents an ideal blend of peace and vibrant city life, with convenient access to the historic city center and the new Marina. Perfect for those seeking comfort, beauty, and a lively yet tranquil environment.

### Property Info

Covered Area	<b>69</b>
Covered Veranda	<b>15</b>
Uncovered Veranda	<b>6</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>238666</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

- Elevator

### Location

**Location:** Nicosia - Agios Ioannis Region: **Limassol**

## Price: €266 000 + VAT

VAT for this property is **€13,300** or **€50,540**. 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>€3 855.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€266 000 on Aug 13, 2025



