

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

Nestled in the heart of Limassol's fastest-growing business district, this modern residential project redefines city living with its intelligent design, energy efficiency, and contemporary aesthetics. Located in the vibrant area of Agios Ioannis, it offers direct access to the city's dynamic commercial hubs while remaining quietly tucked away from the urban noise.



The building features a limited collection of thoughtfully designed apartments with one or two bedrooms, all finished to high standards and tailored for comfort and functionality. Large verandas extend the living space outdoors, while floor-to-ceiling windows fill each home with natural light. Selected upper-floor unit...

### Property Info

Covered Area	<b>60</b>
Covered Veranda	<b>9</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>13857</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.675461 / 33.022329**

## Price: €253 000 + VAT

VAT for this property is **€12,650** or **€48,070**. 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>~€6 720.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 217.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€253 000 on Oct 9, 2025

















