

2 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	122
Covered Veranda	38
Floor Number	3
Total Number of Floors	4
Furnishing	Unfurnished
Energy Efficiency	A

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	13867
Property type	Apartment
Bathrooms	2

Amenities

- Parking

Location

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

Price: €368 000 + VAT

VAT for this property is **€18,400** or **€69,920**. 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	~€11 320.00	Common expenses	None
		Price per SQM	€3 016.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€368 000 on Oct 9, 2025









