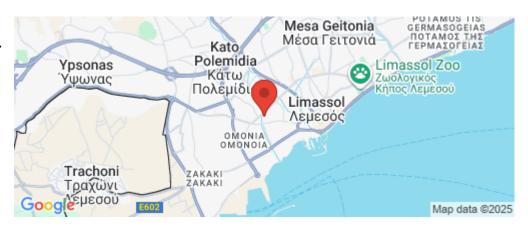


## 1 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

This stylish one-bedroom apartment is part of a modern residential development located in the heart of Limassol's fast-growing business area. Designed with a perfect balance of comfort and functionality, it's ideal for professionals or couples seeking a contemporary home that combines work and relaxation.



The development features a 4-story building with elegant architecture and facilities that promote an active and balanced lifestyle — including spaces for sport, work, and leisure. Built according to bioclimatic design principles and A-class energy efficiency standards, it offers exceptional quality, sustainability, and long-term value.

Property Info		Plot / Area Ir	nfo	Additional info	
Covered Area	61			Reference Number	9675
Covered Veranda	10				
Floor Number	1	Pool	Common, Yes	Property type	Apartment
	1	Parking	Covered, Yes	Condition	<b>Under Construction</b>
Total Number of Floors	4	9	0010104, 100		1
Energy Efficiency	A			Bathrooms	1

Amenities	Location	
• Darking	Location: Nicosia - Agios Ioannis	Region: <b>Limassol</b>
<ul><li>Parking</li></ul>	Coordinates: 34.675526231324 / 33.022241601819	



Price: €247 000 + VAT

VAT for this property is €12,350 or €46,930. 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>	Eveluded	Title transfer fee	None	Common avnances	None
	Price per SQM	€4 049.00/m <sup>2</sup>	Common expenses	None	

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€247 000 on Oct 24, 2025













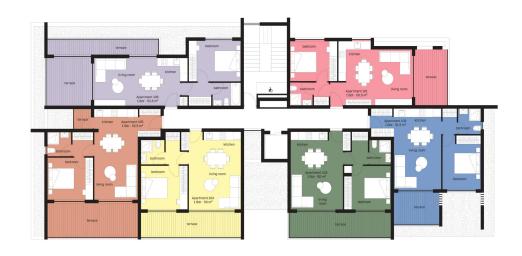








| 1st floor





PARKING SPACE

