

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. X

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 Info		Additional info	
Covered Area	60			Reference Number	9676
Covered Veranda	9	Pool	Common, Yes	Property type	Apartment
Floor Number	1	Parking	Covered, Yes	Condition	Under Construction
Total Number of Floors	4			Bathrooms	1
Energy Efficiency	A				

Amenities	Location	Region
• Parking	Location: Nicosia - Agios Ioannis Coordinates: 34.675526231324 / 33.022241601819	Limassol

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	Excluded	Title transfer fee Price per SQM	None €4 217.00/m²	Common expenses	None
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Representative: RealDeal Estates

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

€253 000 on Oct 24, 2025



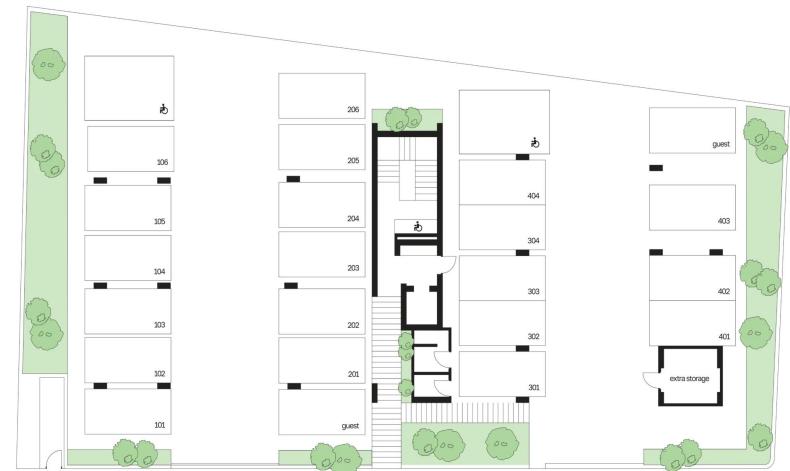




| ROOF



| PARKING SPACE



1st floor
Apartment 102
1 Bdr · 51.5 m²

