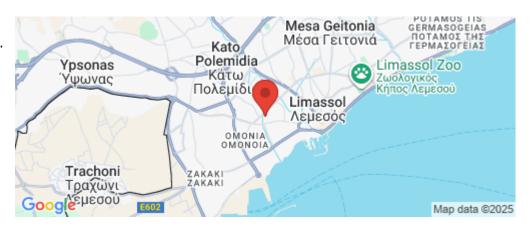


## 1 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

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 In	nfo	<b>Additional info</b>	
Covered Area	66			Reference Number	9677
Covered Veranda	16				
Floor Number	1	Pool	Common, Yes	Property type	Apartment
	<b>±</b>	Parking	Covered, Yes	Condition	Under Construction
Total Number of Floors	4				
Energy Efficiency	Α			Bathrooms	1

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



**Price: €259 500 + VAT** 

VAT for this property is €12,975 or €49,305. 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 None

Price per SQM €3 932.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

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

## **Price change history**

€259 500 on Oct 24, 2025





















ROOF PARKING SPACE



1st floor Apartment 104 1 Bdr · 50 m²

