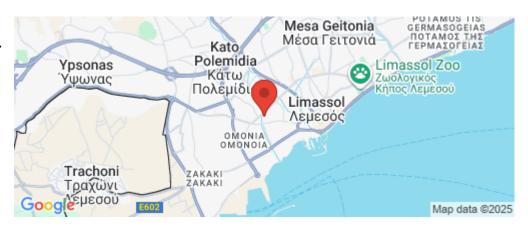


## 1 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

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 II	nfo	Additional info	
Covered Area	74			Reference Number	9678
Covered Veranda	21	Dool	Common, Yes Covered, Yes	Property type Condition	Apartment Under Construction
Floor Number	1	Pool			
Total Number of Floors	4	Parking			
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: €280 000 + VAT** 

VAT for this property is €14,000 or €53,200. 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 €3 784.00/m²

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**

€280 000 on Oct 24, 2025





















| ROOF | PARKING SPACE



1st floor Apartment 105 1 Bdr · 52.5 m<sup>2</sup>



