

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

This beautifully designed one-bedroom apartment is part of a modern residential development inspired by subtle Eastern aesthetics. Located in one X of Limassol's most dynamic and rapidly developing districts, it offers a unique blend of cultural sophistication and contemporary comfort.

The apartment features a spacious layout, larger than typical for this category, with generous veranda space that enhances the sense of openness and light. Every detail has been carefully considered to create an atmosphere of calm, balance, and refined elegance — a perfect retreat from the busy city life.

Residents enjoy access to elegantly appointed communal areas that reflect the same desi...

**Property Info**

Covered Area	<b>67</b>
Covered Veranda	<b>11</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

**Plot / Area Info**

Parking

**Covered, Yes****Additional info**

Reference Number	<b>9693</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

**Amenities**

<b>Amenities</b>	<b>Location</b>	
• Parking	<b>Location:</b> Nicosia - Agios Ioannis Coordinates: <b>34.676232088853 / 33.022391805524</b>	Region: <b>Limassol</b>

## Price: €248 000 + VAT

VAT for this property is **€12,400** or **€47,120**. 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>	Title transfer fee Price per SQM	<b>None</b> <b>€3 701.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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

€248 000 on Oct 25, 2025







