

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

This exceptional two-bedroom apartment belongs to a contemporary residential development infused with subtle Eastern aesthetics, located in one of Limassol's most dynamic and fast-growing areas. It embodies a refined blend of cultural elegance and modern comfort, offering residents a truly distinctive living experience.



The apartment features a generous floor plan with bright, open living spaces and expansive verandas — larger than typically found in similar properties — creating a perfect balance between indoor and outdoor living. Every detail reflects harmony, functionality, and timeless style.

Residents enjoy beautifully designed communal areas that echo the project...

Property Info		Plot / Area	Info	Additional info	
Covered Area	120			Reference Number Property type Condition Bathrooms	9698 Apartment Under Construction 2
Covered Veranda	42				
Floor Number	4	Parking	Covered, Yes		
Total Number of Floors	4				
Energy Efficiency	Α				

Amenities	Location		
D. 1.	Location: Nicosia - Agios Ioannis	Region: <b>Limassol</b>	

Coordinates: **34.676232088853** / **33.022391805524** 

Parking



**Price: €412 000 + VAT** 

VAT for this property is **€20,600** or **€78,280**. 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>	Evaluded	Title transfer fee	None	Common ovnences	None
	Price per SQM	€3 433.00/m <sup>2</sup>	Common expenses	None	

## **Representative: RealDeal Estates**

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## **Price change history**

€412 000 on Oct 25, 2025























