

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

In the old building, that is under slow renovation, four bedrooms flat that was recently renovated in 3 separate entrance units (1 studio, 1 bedroom and 2 bedroom). Makarios Avenue, next to bus stop, Agios Ioannis area. Great ROI return on investment, bringing rents of total eur 3,000 per month. 1st floor, double glazed windows. No designated parking, but no big issue with finding one around.

### Property Info

Covered Area **140**  
Floor Number **1**  
Energy Efficiency **B**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **240257**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

- Elevator

### Location

**Location:** Nicosia - Agios Ioannis Region: **Limassol**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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	<b>~€8 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 107.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€295 000 on Oct 28, 2025



