

## 393m<sup>2</sup> Building for Sale in Nicosia - Agios Ioannis, Limassol District

Located in the heart of Agios Ioannis, this contemporary residential building combines modern design, functionality, and an exceptional location — just 5 minutes from Limassol Marina and the charming Old Town.

This building consist of two one bedroom apartments with ona bathroom each and two two bedrooms apartments with two bathrooms each. Each apartment have it's own parking space

Set on a 280 m<sup>2</sup> plot with a building density of 140%, the project offers a total covered area of 393 m<sup>2</sup>, thoughtfully planned to ensure both comfort and style.

Designed with attention to detail and high-quality finishes, the building reflects the perfect balance between urban livi...

### Property Info

Covered Area	<b>393</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **2802**

### Additional info

Reference Number	<b>240411</b>
Property type	<b>Building</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

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

## Price: €1 100 000 + VAT

VAT for this property is **€150,221** or **€209,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 799.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 100 000 on Nov 5, 2025



