

## 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 consists of two one bedroom apartments with one bathroom each and two two bedrooms apartments with two bathrooms each. Each apartment has its 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	Plot / Area Info	Additional info
Covered Area <b>393</b>		Reference Number <b>240411</b>
Total Number of Floors <b>3</b>		Property type <b>Building</b>
Energy Efficiency <b>A</b>	Plot area <b>2802</b>	Condition <b>Under Construction</b>
Air Conditioning <b>All rooms, Yes</b>		Construction Year <b>2026</b>
		Bathrooms <b>5+</b>
Amenities	Location	
	<b>Location:</b> Nicosia - Agios Ioannis Region: <b>Limassol</b>	

## 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 Price per SQM	<b>None</b> <b>€2 799.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€1 100 000 on Nov 5, 2025



